



22 Belford Mews

Dean Village | Edinburgh | EH4 3BT

An excellent opportunity has arisen to purchase this stunning, beautifully presented terraced mews house pleasantly positioned on a quiet street, enjoying a fantastic central location in the heart of the capital's iconic Dean Village. Offering wonderful views across the idyllic Water of Leith, the property is within comfortable walking distance of the city centre. The accommodation will suit a wide variety of buyers and internal viewing is highly recommended.

-  5 Bedrooms
-  1 Public Room
-  3 Bathrooms
-  Garage
-  Balcony & Terrace
-  EPC Band - C
-  Council Tax Band - G



Description

Set across three levels, the property in brief comprises; welcoming entrance hallway with downstairs WC and fitted storage, access to the integrated garage, spacious and bright versatile downstairs bedroom/kitchenette with sliding doors to outdoor terrace and en-suite shower room, generously proportioned and bright lounge/dining room open plan to modern fitted kitchen and access to balcony providing stunning views across the Water of Leith, light and airy principal bedroom with en-suite shower room, second good sized bedroom with fitted wardrobes, two further well proportioned bedrooms and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating (new boiler 2024), underfloor heating on ground floor, real engineered wood floors on ground and first floors and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated double oven, integrated hob and integrated dishwasher.

Garage and Terrace

The property benefits from an integrated single garage, an outdoor terrace and small garden plot sitting on the embankment of Waters of Leith, providing an ideal space to enjoy dining/relaxing.

Viewing

By appointment through Neilsons 0131 625 2222.





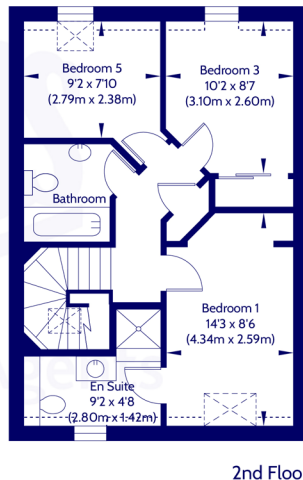
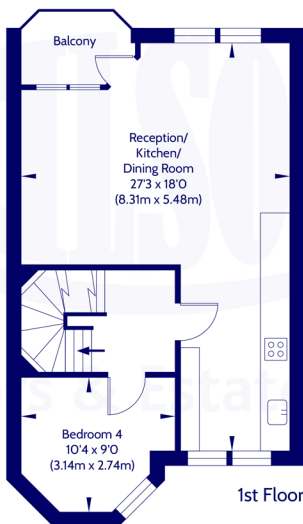
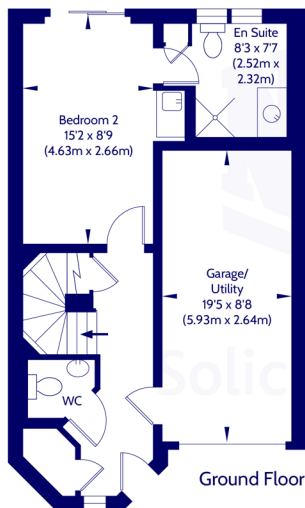
Location

The property is located in one of Edinburgh's most desirable and unique locations, the charming and historic Dean Village. Surrounded by impressive historic buildings and cobbled streets, the area has the feel of a quaint village, whilst simultaneously being within close proximity to the city's West End and a wide variety of excellent local amenities and transport links. Leafy walks can be enjoyed along the Water of Leith which links up to the vibrant neighbouring area of Stockbridge and the impressive Dean Galleries. Highly regarded schooling from nursery to senior level can be found within walking distance. For the commuter, heading west offers access to Edinburgh International Airport and central motorway network, including the city of Edinburgh bypass. Haymarket Railway Station and tram stop is also within comfortable walking distance.





Approx. Gross Internal Floor Area 123 Sq M / 1330 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

