



Solicitors & Estate Agents










Fixed Price

**£240,000**

## 7 Dean Path Buildings

Dean Village | Edinburgh | EH4 3AZ

Neilsons are delighted to offer on to the market this charming second floor flat which forms part of a handsome period building, enjoying a fantastic central location in the heart of the capitals iconic Dean Village. A stone's throw from the Water of Leith and its idyllic riverside walkways and within comfortable walking distance of the city centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band – C



## Description

The beautiful accommodation would undoubtedly appeal to first time buyers, professionals and buy-to-let investors and in brief comprises; welcoming hallway with useful utility cupboard, light and airy reception/dining room with feature fireplace and Murphy bed to accommodate guest, stylish modern fitted kitchen with a range of base and wall mounted units, spacious double bedroom with feature fireplace and contemporary shower room with mains shower. Further benefits include gas central heating (new boiler installed 2021).



## Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, fridge and washing machine. Other items of furniture can be made available by separate negotiations.

## Gardens & Parking

There is a communal drying area to the rear of the building and permit/meter parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

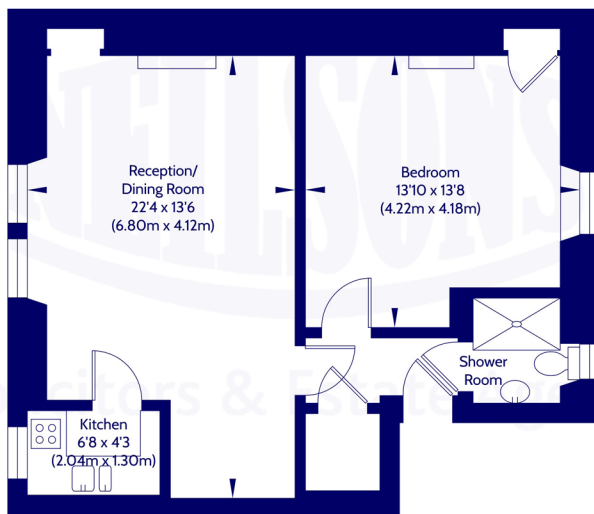
The property is located in one of Edinburgh's most desirable and unique locations, the charming and historic Dean Village. Surrounding by impressive historic buildings and cobbled streets, the area has the feel of a quaint village, whilst simultaneously being within close proximity to the city's West End and a wide variety of 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.





Approx. Gross Internal Floor Area 53 Sq M / 572 Sq Ft.

### 3rd Floor



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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☎ 0131 625 2222

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