



12 Dean Path Buildings, Dean Village, Edinburgh, EH4

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McDougall McQueen are delighted to present to the market this rarely available lower ground floor two-bedroom flat forming part of a charming period building, enjoying a fantastic central location in the heart of the capitals desirable Dean Village in the Northwest of the City. The property does now require some refurbishment and decoration but is priced accordingly. It is perfectly placed to take advantage of all the transport links, local shopping and schooling Dean Village and the surrounding areas have to offer. Ideal for first time buyers, young families, professional couples, and buy to let investors, this property has a communal drying green to the rear with permit and metered parking to the front of the building. Viewing is by appointment and should be conducted at your earliest convenience.

- Superb sought after location in the heart of Dean Village.
- Requires some refurbishment.
- Communal entry.
- Entrance hallway with storage.
- Spacious living and dining room with open plan kitchen area, a range of units, gas hob, extractor, oven, integrated fridge, and a gas fire in the living area.
- Utility room with sink, base unit, worktop, and washing machine.
- Bedroom with ornate fireplace.
- Bedroom with built-in storage.
- Shower room with double shower base, electric shower, wc, and sink.
- Gas central heating, sash and case single windows with secondary glazing.
- Communal drying green to the rear with permit holder and metered parking to the front.



Location

Situated northwest of the city centre, Dean Village offers a tranquil oasis and is considered one of the most desirable residential locations in the capital, offering an idyllic lifestyle just a short stroll from the city centre. Residents of Dean Village enjoy access to fantastic local services and amenities, both within the larger Dean area, and in neighbouring Stockbridge, and need only step out of their front door to experience some of the most beautiful green spaces in the capital, from tranquil walks along the Water of Leith, to lazy afternoons in beautiful Belgrave Crescent Gardens. Whilst being perfect for exploring on foot or by bike, Dean Village is also served by excellent public transport links for easy travel across the city, and is also just a short walk from Haymarket railway station and tram stop.

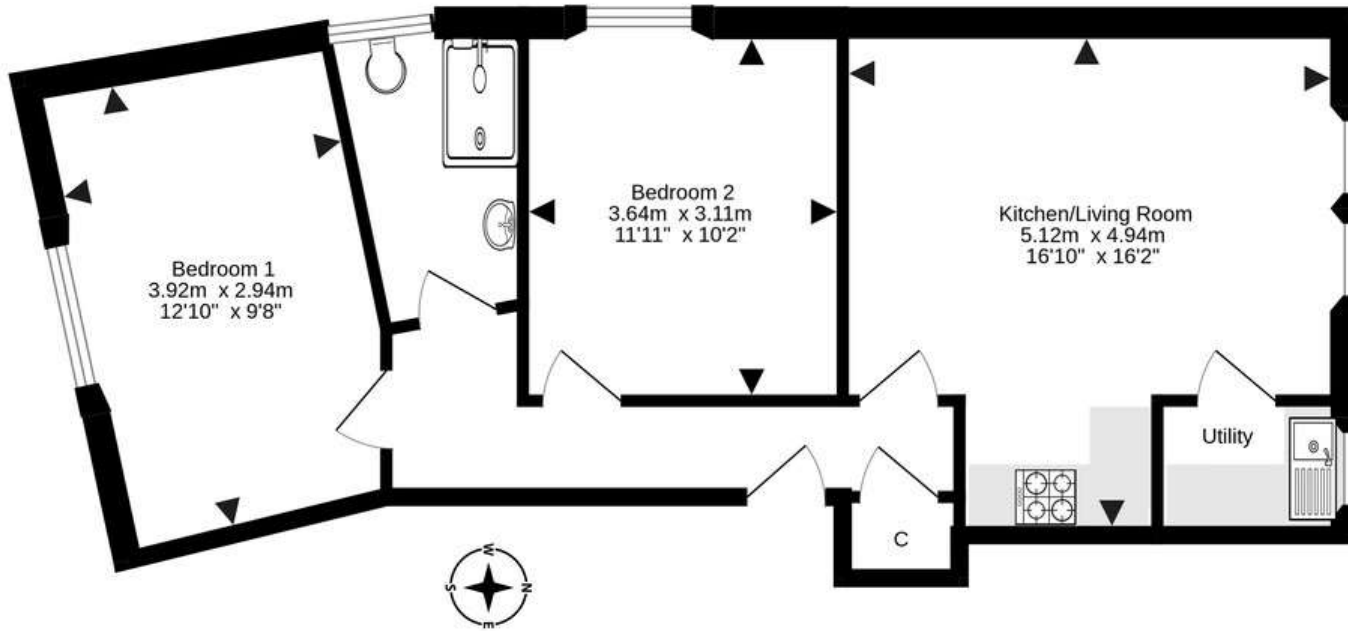
Extras

Included in the sale are the floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to any integrated appliances, white goods, the gas fire, or movable goods included in the sale, as these are deemed sold as seen.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

