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solicitors & estate agents



12, 1F1 Dean Street

Edinburgh, EH4 1LW

Offers over £215,000



Welcome to Dean Street, Edinburgh - a charming location that could be the perfect setting for your new home! This delightful first floor flat, offers a cosy retreat with 1 reception room, 1 bedroom, and 1 bathroom spread across Circa 36 sq. metres of living space

Nestled in a purpose-built building, this property exudes character and history, making it a unique find in the heart of Edinburgh. The flat's layout is ideal for those seeking a comfortable and manageable living space, perfect for individuals or couples looking to settle in a vibrant city location.

With its historical charm and convenient layout, this flat on Dean Street presents a wonderful opportunity to create a cosy abode in one of Edinburgh's most sought-after areas. Don't miss out on the chance to make this property your own and experience the best of city living in this beautiful flat.



Description

Nestled on a charming cobbled lane in the heart of Stockbridge, this delightful one-bedroom first-floor flat offers a perfect blend of modern living and historic charm.

This lovely flat will suit a first time buyer and the buy to let investor

Accommodation:

Hallway - Welcoming entrance hall.

Open Plan Living Area - Bright and spacious sitting/dining room with an open-plan kitchen. The kitchen is well-equipped with ample wall and base units, complementary worktops, a gas hob, electric oven, dishwasher, and fridge freezer.

Double Bedroom - Comfortable double bedroom featuring an en suite shower and built-in shelving for storage.

WC - Separate WC completing the accommodation.

Additional Features:

Heating - The property benefits from efficient gas central heating.

Communal Garden - Externally, there is an enclosed communal garden to the rear, primarily laid to lawn, providing a peaceful outdoor space.

On street residents permit and pay & display parking is available on Dean Street and surrounding streets under Zone 5.

This move-in-ready flat is ideal for those seeking a vibrant urban lifestyle in one of Edinburgh's most sought-after areas. Don't miss the opportunity to make this charming property your new home!

Local Area

Dean Street is moments from an enviable range of independent shops, restaurants, bars and cafes in the ever desirable Stockbridge district, less than a mile away from Edinburgh's City Centre. A Sainsburys Local can be found on Raeburn Place and a Waitrose supermarket at Comely Bank. Nearby Craigeith Retail Park offers a wide range of shopping facilities including a Marks & Spencers, Lidl, Boots, TK Maxx and a Sainsburys superstore. Enjoying the outdoors could not be easier with Inverleith Park, and the Royal Botanic gardens all close at hand and a leisurely stroll or cycle along the beautiful Water of Leith walkway makes the perfect escape from the day's hustle and bustle. For the active type, Glenogle swim centre offers beautifully restored Victorian swimming baths, a state-of-the-art gym and fitness classes. The Grange club on the edge of Inverleith Park boasts tennis, hockey, squash, and cricket. For the commuter, there is a frequent public transport system operating from the main road to most parts of the City, although as mentioned it is a pleasant short walk to the City Centre.

Lounge Kitchen 18'0" x 10'5" (5.5 x 3.2)

Bedroom 6'6",9'10" x 13'4" (2,3 x 4.08)

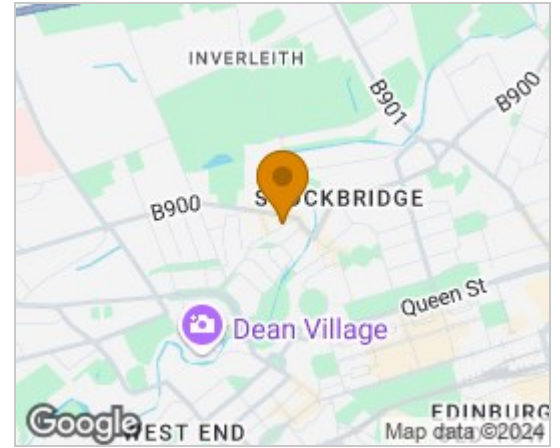
Shower Room 2'3" x 7'0" (0.7 x 2.14)

WC 4'5" x 2'7" (1.36 x 0.8)

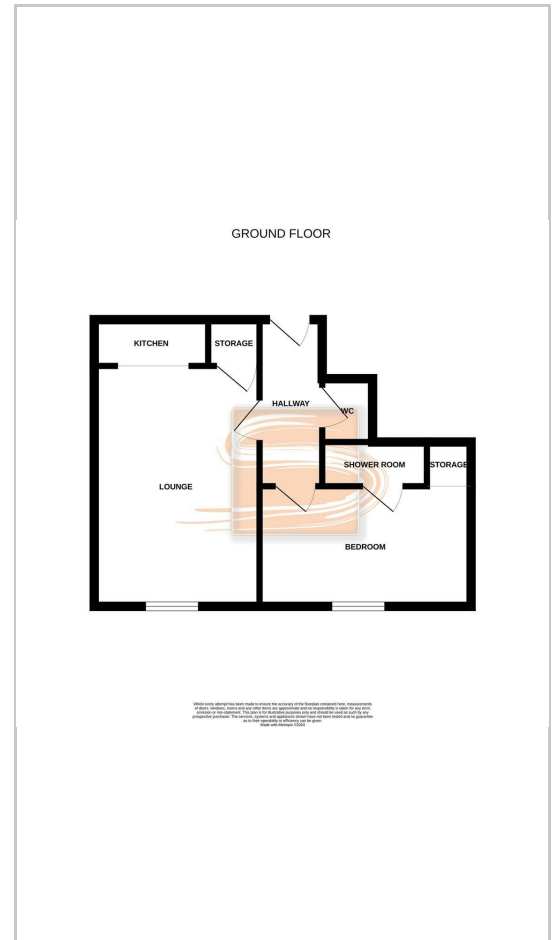
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

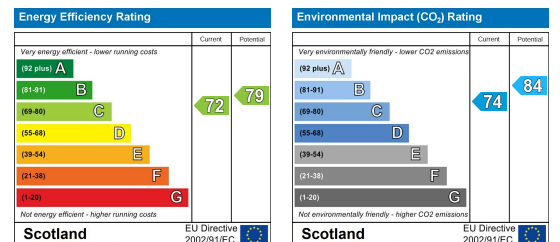
Area Map



Floor Plans



Energy Efficiency Graph



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