



7/1 Dean Park Street
STOCKBRIDGE | EDINBURGH | EH4 1JN



MURRAY
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7/1 Dean Park Street is a beautifully presented first-floor flat forming part of a traditional tenement in Edinburgh's vibrant and popular Stockbridge. The spacious first-floor flat is conveniently located for a host of local amenities.

Welcoming hall with storage cupboard; spacious living room with Edinburgh press; generous dining kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a table and chairs; double bedroom with built-in-wardrobes; modern and contemporary shower room; study / home office.

Well-kept communal rear garden.

Permit (N3) and meter parking on the surrounding streets.

Gas Central Heating.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The oven, gas hob and washing machine are included in the price.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors.

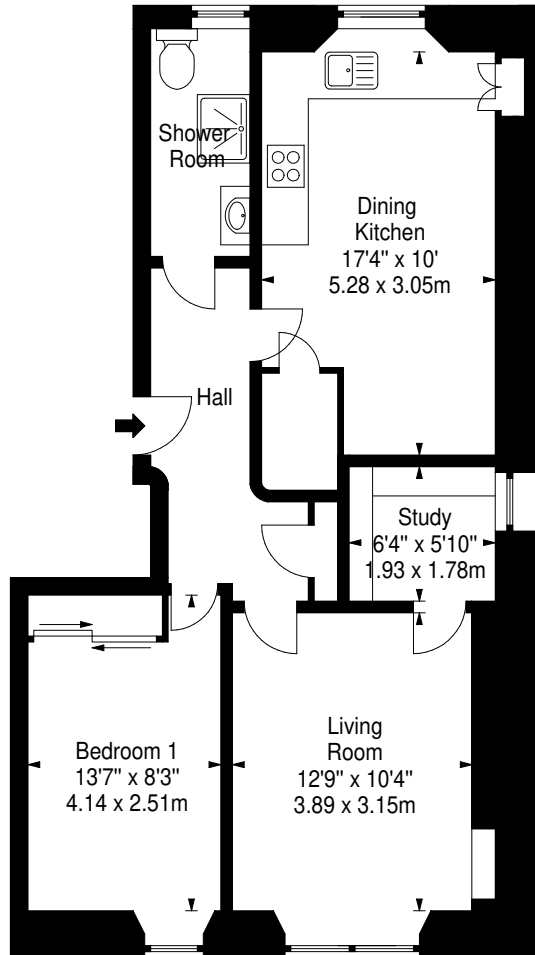




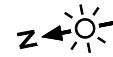
Dean Park Street,
Edinburgh,
Midlothian, EH4 1JN



Approx. Gross Internal Area
634 Sq Ft - 58.90 Sq M
For identification only. Not to scale.
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First Floor



Location

Stockbridge features an excellent array of boutique shops, cafes and restaurants, as well as a Waitrose supermarket and M&S Foodhall. Inverleith Park and Dean Gardens are close by, and leisurely strolls along the Water of Leith walkway and combined with the world-renowned Royal Botanical Gardens make for the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club, Dean Tennis & Squash Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with two padel courts and an indoor tennis court currently under construction and due to be completed October 2024. The extensive network of cycle paths across Edinburgh are easily accessible and bus stops on Queensferry Road provide quick and easy access to the city centre and other parts of Edinburgh. Local schooling in both the private and public sectors is well-represented from nursery to secondary level. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.