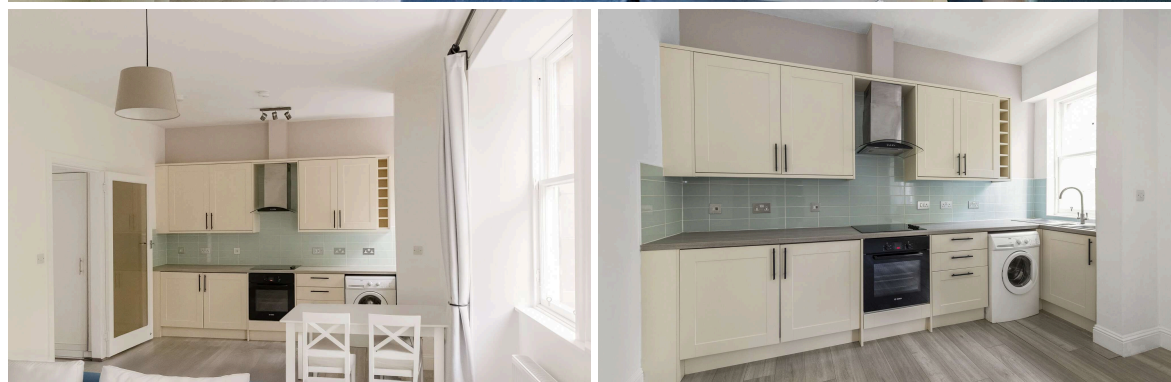




17 Dean Path Buildings
DEAN | EDINBURGH | EH4 3AZ


warners
solicitors & estate agents



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Warners are thrilled to bring to market this rarely available one bedroom flat, set on the second floor of a charming period building in the heart of Edinburgh's picturesque Dean Village. Perfectly positioned in this tranquil yet central location, it is only ten minutes' walk to the hustle and bustle of Princes Street, as well as the convenience of bus and tram stops in the West End.

The property offers a unique blend of character and modern living, enjoying gas central heating throughout. The spacious open-plan lounge and kitchen area is a real highlight, featuring beautiful twin sash and case windows and plenty of room for flexible living and dining arrangements. The stylish kitchen is well equipped with integrated appliances, including a fridge, freezer, electric oven and hob, as well as a washing machine and ample storage within sleek base and wall units. The living area enjoys the birdsong and tranquil views of woodland on the opposite bank, whilst the bedroom boasts stunning views of historic Well Court, Dean Village and beyond. The double bedroom, complete with soft carpeting, provides a calm and cosy retreat, while the contemporary shower room includes a walk-in shower with rainfall showerhead, WC and sink, completing the home's layout.

Ideal for first-time buyers, professionals, couples, or investors alike, this delightful property also benefits from a communal drying green to the rear, permit or metered parking available to the front, and the convenience of public transport only a short walk away.

- Tranquil city centre location
- Only ten minutes' walk to both the hustle and bustle of Princes Street, as well as the convenience of bus and tram links in the West End
- Charming period building
- Bright open-plan lounge/kitchen
- Modern integrated appliances
- Peaceful double bedroom
- Ideal for buyers or investors

EPC Rating C and Council Tax Band C.

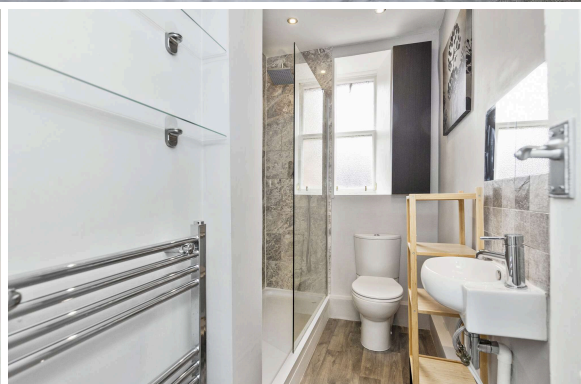
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

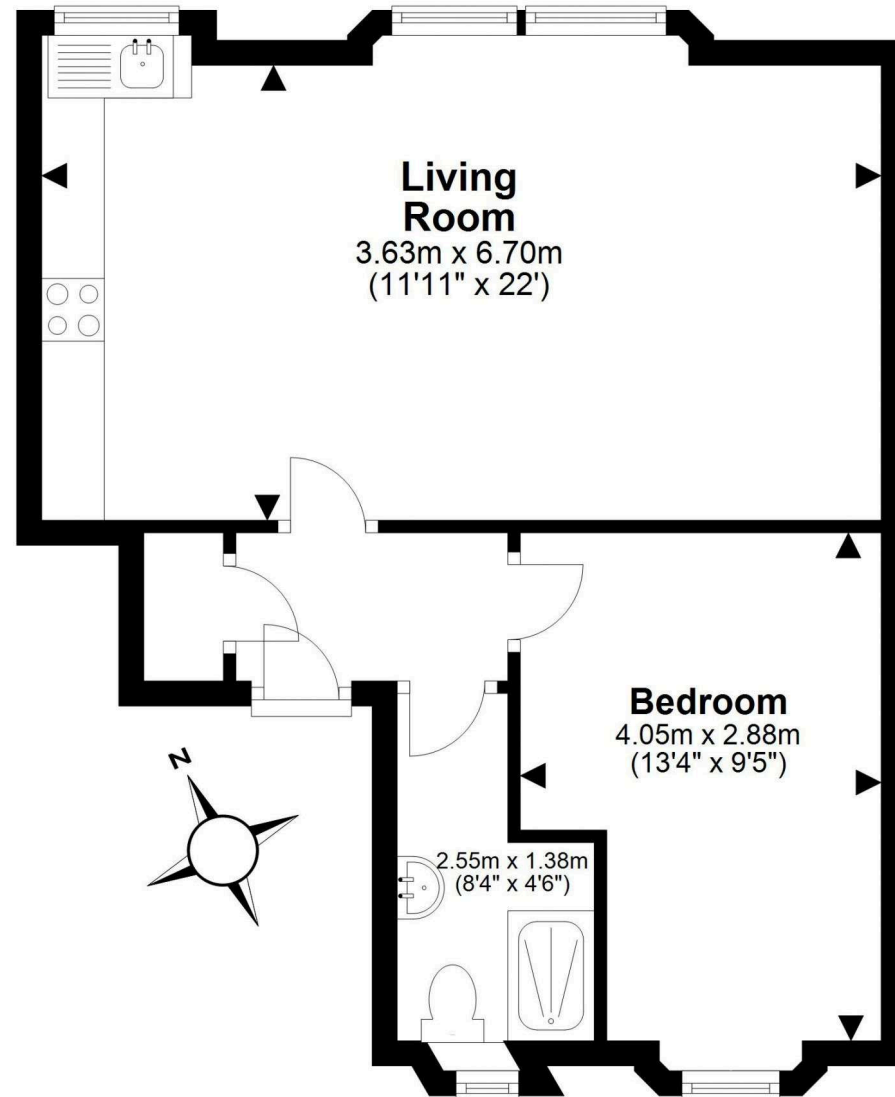


Everything in the property included in the sale.

Steeped in history, the Dean Village lies in quiet seclusion just ten minutes' walk from Princes Street and George Street in Edinburgh City Centre. There is excellent specialist shopping at Edinburgh's West End and beyond in the City Centre and a short walk along the river takes you to Stockbridge where there is a wide range of shopping options including a Waitrose supermarket. Dean Village local amenities include the Drumsheugh private swimming baths, Edinburgh Sports Club, Dean Tennis Club and the Galleries of Modern Art 1 and 2. The Water of Leith walkway also provides access to the Edinburgh cycle paths.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.