



1 Dean Park Crescent
STOCKBRIDGE | EDINBURGH | EH4 1PN


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A stunning mix of fabulous period features and stylish modern fittings is on offer within this exceptionally spacious, flexible and light filled double upper villa. This lovely home boasts a prime position on the end of the building on a cobbled street adjacent to the Dean Tennis Club, close to a great choice of on-trend shops, cafes and bars within fashionable Stockbridge and also within reach of the City Centre attractions. Viewing is essential to appreciate the great feeling of light and space within this property, which is much enhanced by fine period style features.

On the first floor there is a beautiful dining/living room with impressive large bay window with stunning views down St Bernard's Crescent that offers an excellent space for both relaxation and entertainment and benefits from some attractive traditional features such as the bay window, fireplace and cornicing. There is also a quite unique bespoke handcrafted bookcase that was instructed by the present owner that has become a bit of a focal point of the room.

The welcoming kitchen with space for dining, is fully fitted and currently comprises a fridge/freezer, dishwasher, pantry, washing machine, tumble dryer, gas hob, oven and fan. Also on the first floor is a bedroom that has conveniently been used as a study in the past and completing the accommodation on the first floor is a shower room with a shower, WC and a heated towel rail. The upper landing benefits from a further three well-proportioned bedrooms two with desirable views and one also benefitting from a further bay window. The hallway is also particularly elegant also featuring the ornate traditional cornicing. Completing the accommodation is a further bathroom with shower over the bath. The leafy, green expanse of the private Dean Gardens is located only a short walk away along neighbouring Ann Street. Residents of Dean Park Crescent can apply for membership upon payment of an annual fee, enabling them to enjoy an oasis of calm in the heart of the city extending to around 7 acres, comprising sweeping lawns, tranquil waterside walkways and a children's play park.

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





- Stunning Four bedroom Double Upper Villa
- Impressive bay window living/dining room with stunning views
- Contemporary style dining kitchen
- Four well-proportioned bedrooms
- Bathroom with shower over the bath
- Further shower room
- Hallway with traditional ornate cornicing
- Gas central heating
- Residents' permit parking
- Dean Garden membership upon application
- Excellent local amenities and city centre attractions close at hand
- Fabulous features including fireplace, bay windows, cornicing and handcrafted bookcase

Energy Rating D

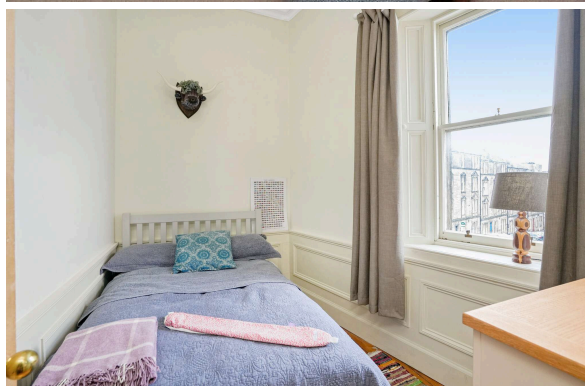
Council Tax Band F

All fixtures, fittings, curtains, integrated appliances, the washing machine, dryer, cooker and fridge/freezer are included in the sale.

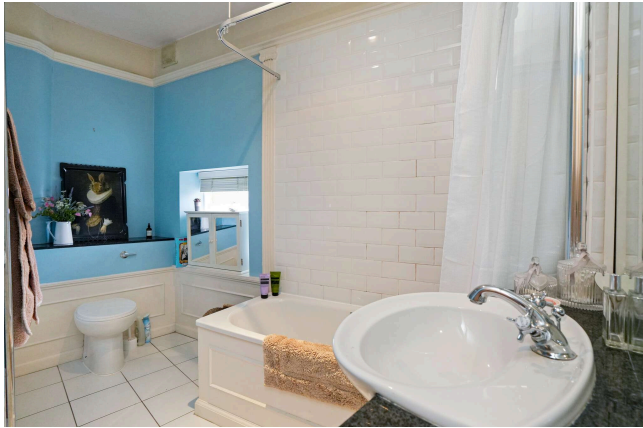
Multiple different items or furniture and decor can be available through separate negotiation.



The subjects are located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The immediate area boasts a wealth of specialist shops and includes two supermarkets. Princes Street and George Street with all their amenities are well within walking distance. A great range of local schools also fall within the district, including Stockbridge Primary, Fettes and Edinburgh Academy. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.







22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com
espc