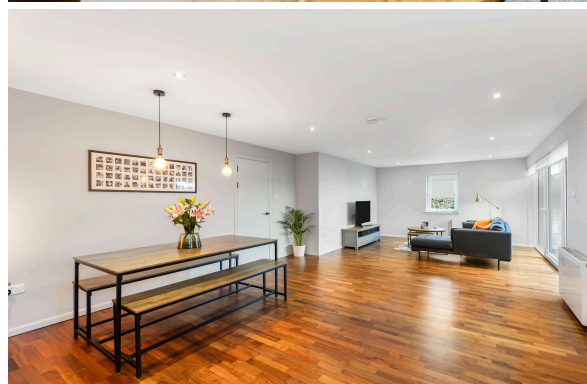




5/2 Bell's Mills,  
DEAN VILLAGE | EDINBURGH | EH4 3DG





## 5/2 Bell's Mills,

DEAN VILLAGE | EDINBURGH | EH4 3DG

Stunning ground floor apartment in true walk-in condition, part of an exclusive development in an enviable, tucked away setting with fabulous shared gardens nestling alongside the scenic Water of Leith walkway.

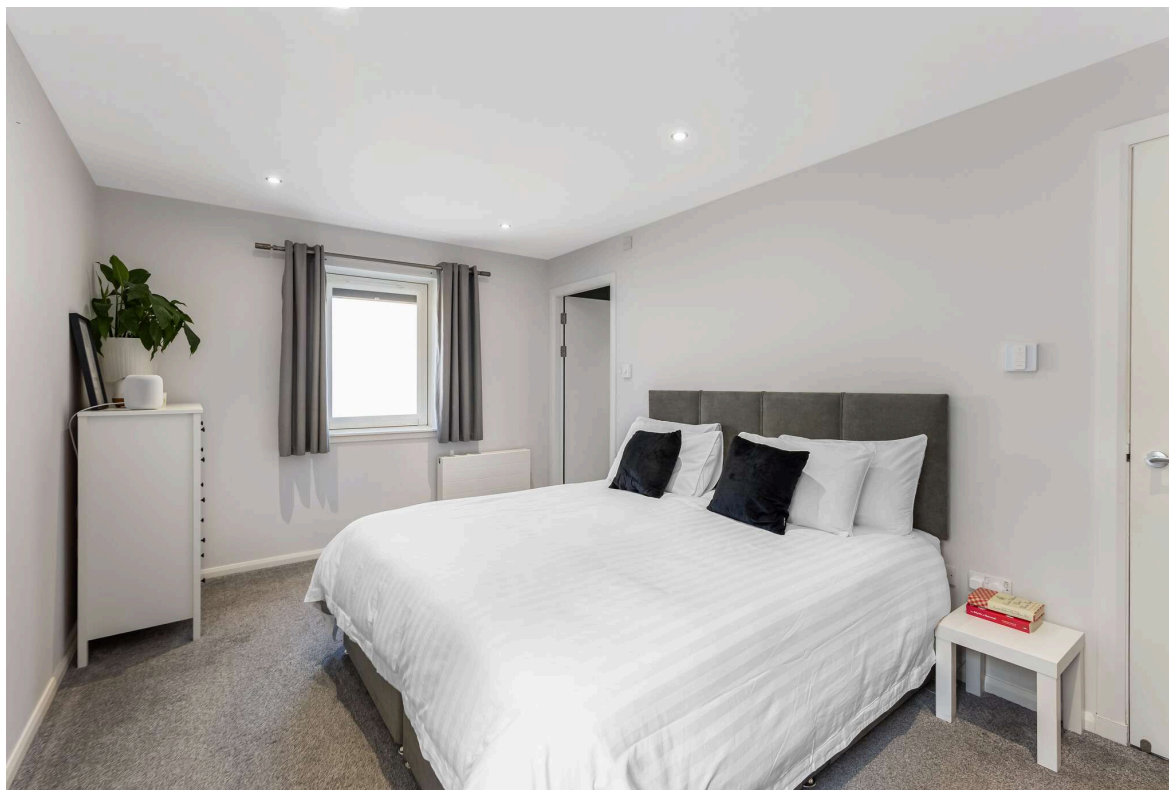
This tranquil location makes it hard to believe you're only a short journey away from the bustling West End and all the superb amenities and great transport links on offer there. A leafy wander alongside the water takes you into the heart of the fashionable Stockbridge area with all its on-trend cafes and restaurants.

Exceptionally well presented, light and spacious accommodation, beautifully finished off with stylish fittings. Of particular note is the superb sized floorspace within the public room which falls naturally into areas for relaxation, entertaining and cooking. A triple window/patio door formation within this room ensures maximum natural light filters in. From here you can directly access a private, well screened balcony which has ample space for sitting out. There are three double sized bedrooms, each benefiting from built-in storage space, and attractively fitted en-suite and bathroom facilities. Further storage is provided by cupboards off the hallway.

- On trend open plan living/dining/fully fitted kitchen
- French door to private balcony
- Three double bedrooms, each with built-in wardrobe space
- En-suite shower off principal bedroom
- Bathroom
- Gas central heating and Double glazing
- Security entryphone system
- Lovely private gardens and allocated parking space

All integrated roller and cellular blinds, electric blinds, curtains, microwave oven, electric oven, cooker hood, gas hob, washing machine and dishwasher included in sale. Other items may be available by separate negotiation. EPC Rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

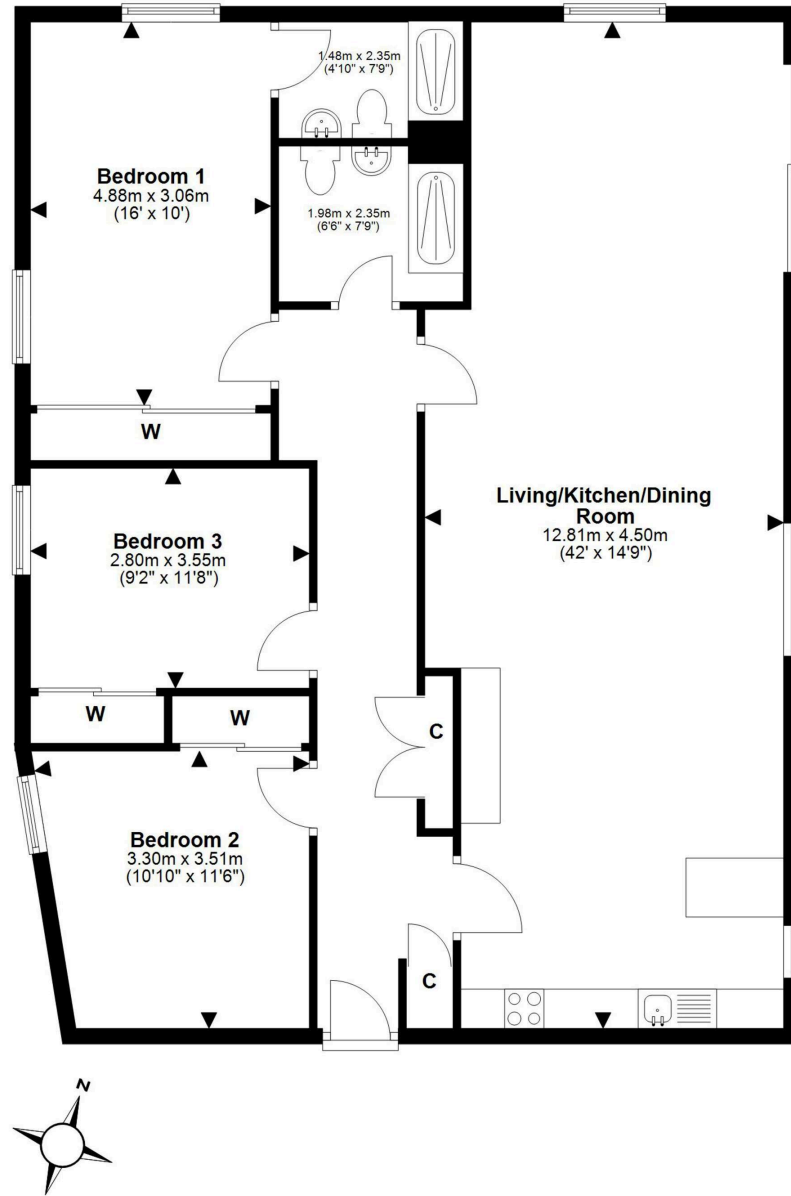


Factoring charges covered by James Gibb approximately £50 per month (paid quarterly) for property management, cleaning, gardening, pest prevention, window cleaning, fire inspection and communal utilities. Communal building insurance approximately £65 per month.

Steeped in history, the Dean Village lies in quiet seclusion just a short 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.







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.

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