


COULTERS[©]

FLAT 11, 5 DEAN BANK LANE

STOCKBRIDGE, EDINBURGH, EH3 5BS

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This one bedroom, maisonette flat is situated in a unique and highly desirable location on the banks of the Water of Leith within the popular area of Stockbridge. Positioned on a quiet lane and with the flat overlooking the water, the property offers tranquility and lovely views.

The sitting/dining room and practical, fitted kitchen are both located on the lower level of the home. Upstairs, there is a good sized double with room for freestanding furniture or the option to add fitted wardrobes. The shower room with walk-in shower, wash hand basin and WC is situated across the hall and there are also two storage cupboards.

With it's superb location, this would make an excellent purchase for a first time buyer, investor or those in search of a pied-à-terre.

KEY FEATURES

 Maisonette flat with Water of Leith outlook

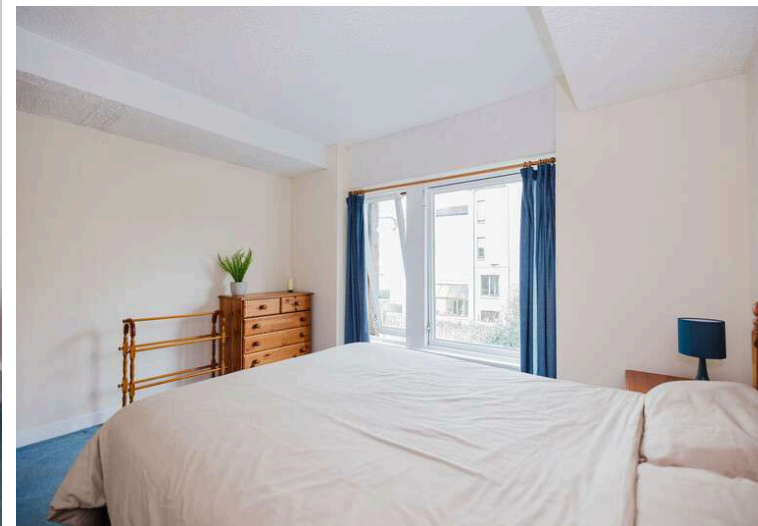
 Quiet street in the heart of Stockbridge

 Close to Water of Leith Walkway & Inverleith Park

 Spacious double bedroom

 Permit parking available

 Independent shops, cafes and restaurants nearby



The property is fitted with double glazing and an electric panel heater downstairs. There is permit parking available on the street and within the surrounding area.

The factor for the development is Edinburgh Block Management and the annual service charges are approximately £435 which includes fortnightly cleaning, maintenance of communal areas and an annual maintenance for communal fire alarm.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, fridge freezer, integrated appliances and TV/ storage unit are included in the sale price. The TV itself is NOT included.



THE LOCAL AREA

With a charming village feel and striking Georgian architecture, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the City in which to live. A pleasant stroll from the City Centre it is known for its selection of independent artisan shops, boutiques, cafés and eateries. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. For daily shopping needs, there is a Scotmid, Sainsbury's Local and M&S Food as well as a large Waitrose at Comely Bank. When it comes to picturesque walks green spaces you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views of Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey. Whilst accessible by foot, the area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.

GET IN TOUCH



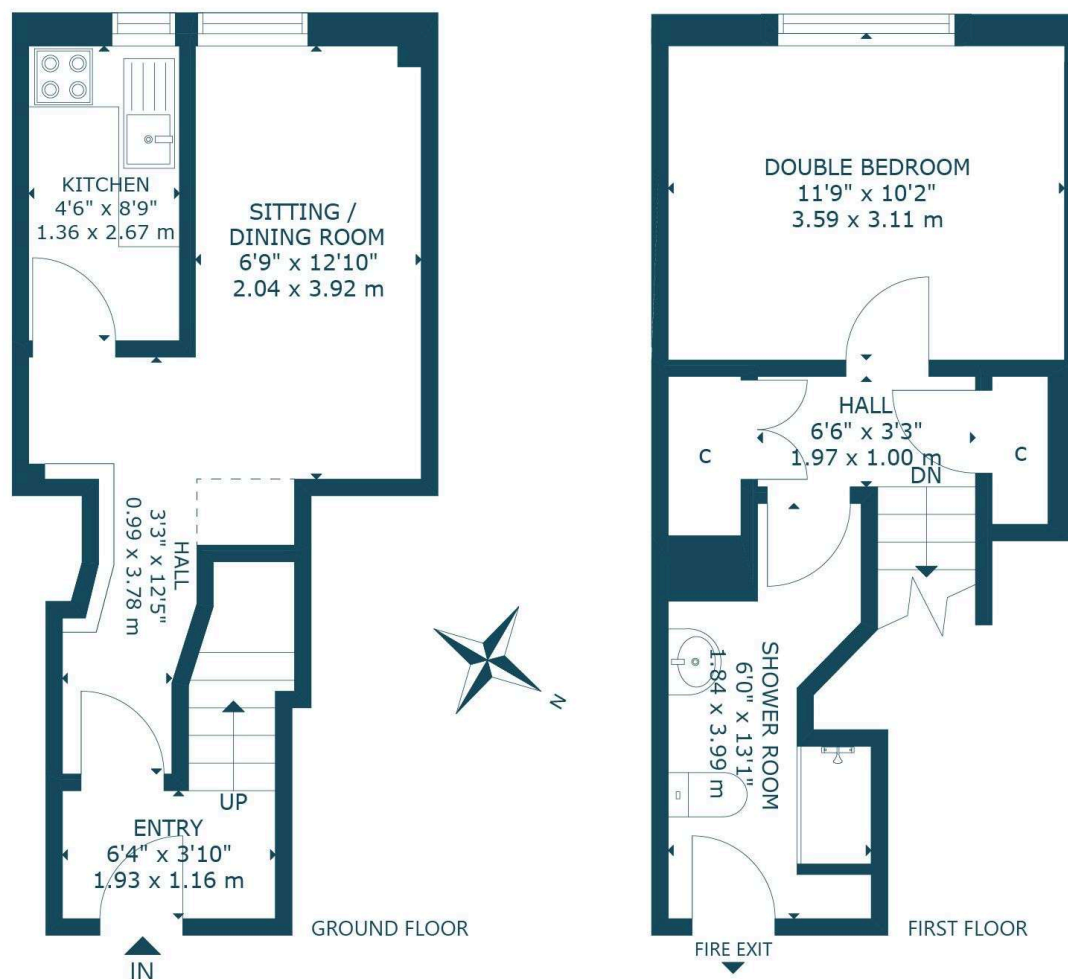
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 463 SQ FT / 43 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.