

COULTERS[©]

15 (2F1) DEAN PARK STREET

STOCKBRIDGE, EDINBURGH, EH4 1JR



1 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Enviably situated in the heart of highly desirable Stockbridge, close to award-winning restaurants and amenities, this charming one bedroom, second-floor city flat forms part of a traditional tenement, offering contemporary upgrades paired with retained period features.

The property offers great potential with similar flats in the street have been converted into two bedroom properties. Further information can be shared upon request but any alterations would be subject to the necessary consents from Edinburgh City Council.

KEY FEATURES



Second floor apartment in desirable Stockbridge.



Double bedroom and large box room.



Communal garden and Inverleith Park on the doorstep.



Permit parking available.



Regular buses into the city centre.



Fantastic selection of independent retailers nearby.



EPC Rating - C



Council Tax Band - C





Accommodation comprises of: a sitting/dining room; a modern kitchen with integrated appliances that include a dishwasher, washing machine, fridge freezer, oven and hob; a spacious double bedroom; large box room perfectly suited to home working or visits from guests; and a contemporary shower room. There are two large storage cupboards within the sitting room and hall.

The property is fitted with gas central heating, single glazed sash and case windows and a secure entry system.

Externally, there is a communal garden to the rear of the building and permit parking is available on the street.

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 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 Co-op Food. You will find a large Waitrose at Comely Bank and a Sainsbury's and Marks and Spencer at Craighleith Retail Park. When it comes to picturesque walks and 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. The area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £285,000



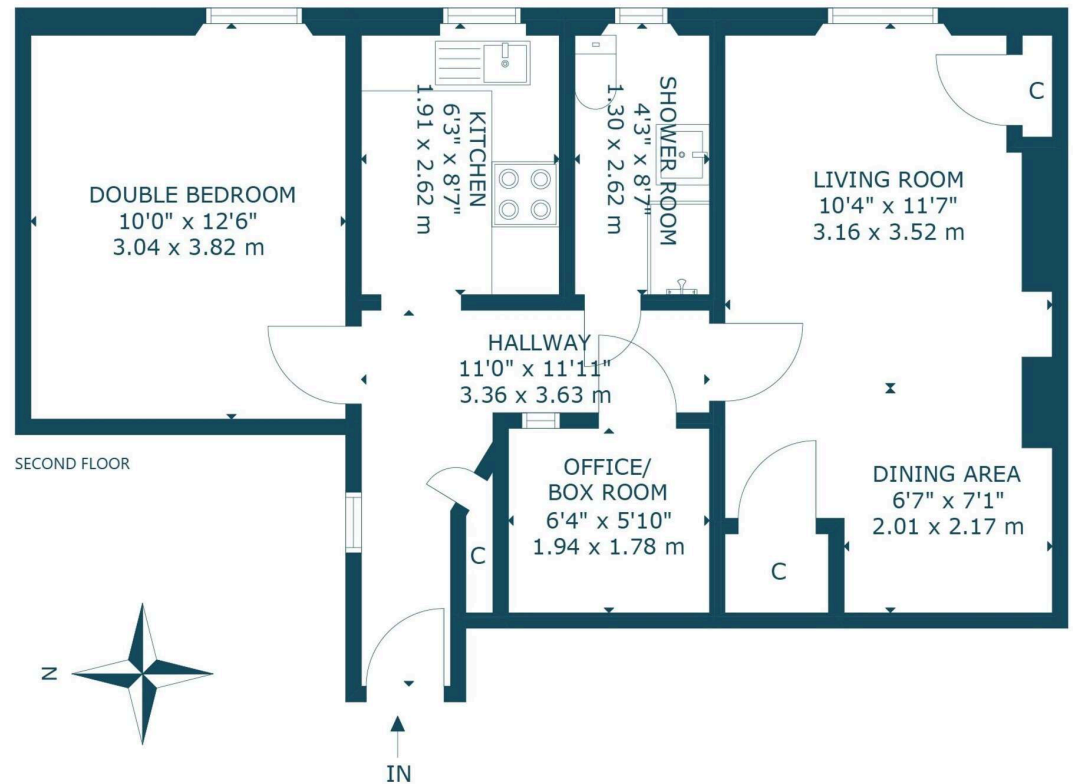
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 546 SQ FT / 50 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL 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.