

COULTERS[©]

22 DAMSIDE

DEAN, EDINBURGH, EH4 3BB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Nestled in the heart of Edinburgh's picturesque Dean Village, 22 Damside is a charming two-bedroom semi-detached house. Set along the tranquil Water of Leith, this unique home offers a rare opportunity to live in one of the city's most historic and scenic enclaves, while remaining just moments from the West End, Stockbridge, and the city centre.

Spread over two levels, the property combines character with clever design. The ground floor features a bright sitting room with patio doors that open directly onto a private outdoor area—ideal for morning coffee or evening relaxation. The kitchen is fitted with wall and base mounted units as well as ample worktop space, an integrated oven and gas hob. There is also a bedroom on the ground floor which would also make a fantastic home office.

Upstairs, the first floor hosts a double bedroom with built-in storage cupboard and a well-appointed shower room. A standout feature is the private balcony, providing a peaceful spot to enjoy the gentle sounds of the nearby Water of Leith.

KEY FEATURES



Unique semi-detached house.



Peaceful position tucked off the road.



Private garden and balcony.



Permit holder on street parking.



Situated in the charming Dean village.



Within a short walk of the city centre.



EPC Rating -C



Council Tax Band - D



This home is perfect for those seeking a distinctive property in a truly special location—whether as a main residence, a city retreat, or an investment opportunity.

The property is fitted with gas central heating operated by a modern Worcester boiler and double glazing.

Permit parking is available nearby.



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THE LOCAL AREA

Situated northwest of the city centre, Dean Village offers a tranquil oasis and is considered one of the most desirable residential locations in the capital, offering an idyllic lifestyle just a short stroll from the city centre.

Residents of Dean Village enjoy access to fantastic local services and amenities, both within the larger Dean area, and in neighbouring Stockbridge, and need only step out of their front door to experience some of the most beautiful green spaces in the capital, from tranquil walks along the Water of Leith, to lazy afternoons in beautiful Belgrave Crescent Gardens. Whilst being perfect for exploring on foot or by bike, Dean Village is also served by excellent public transport links for easy travel across the city, and is also just a short walk from Haymarket railway station and tram stop.

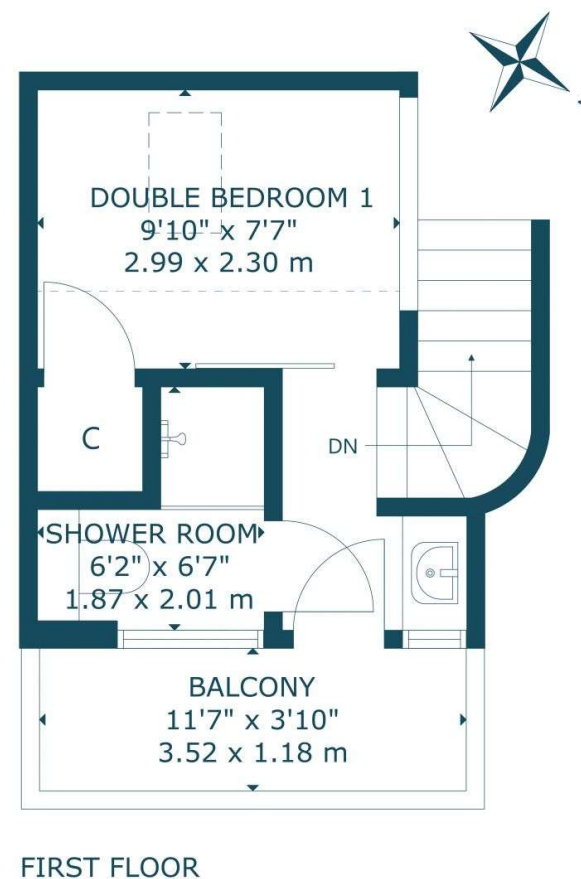
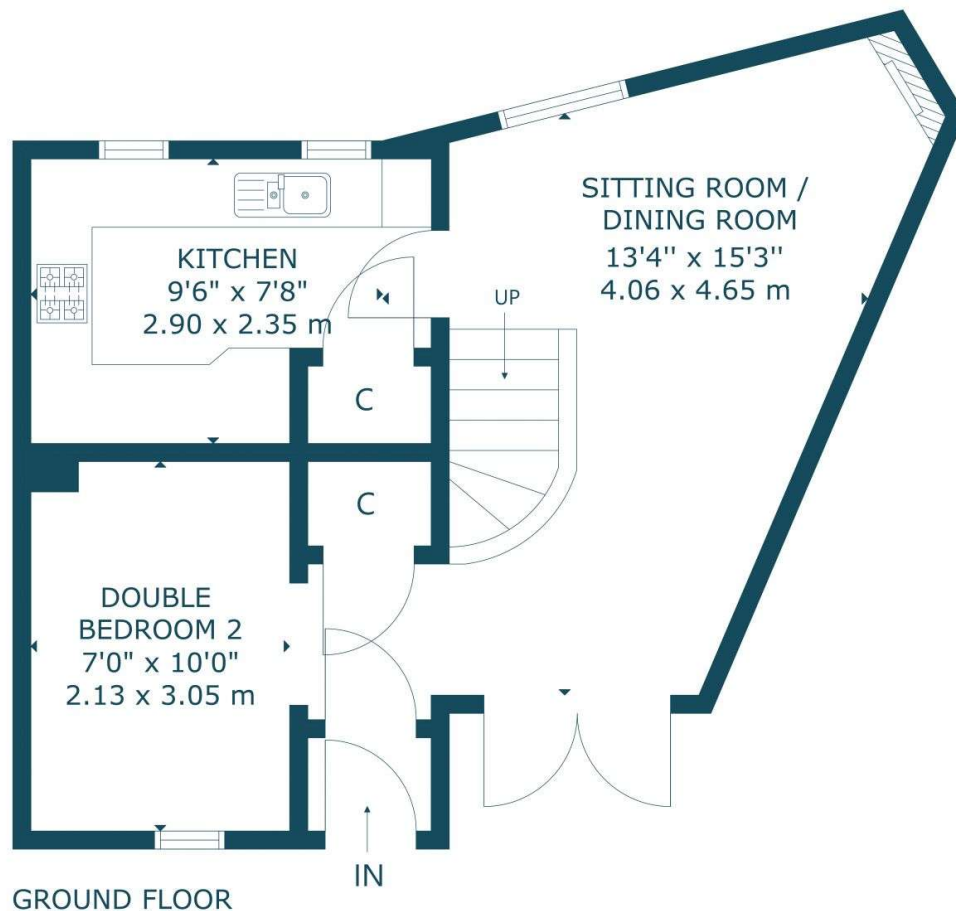
EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.



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COULTERS: 22 DAMSIDE, DEAN, EDINBURGH, EH4 3BB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 548 SQ FT / 51 SQ M
 BALCONY 45 SQ FT / 4 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.