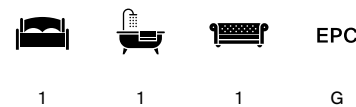


DEAN PARK MEWS

Edinburgh, EH4

A BEAUTIFULLY
APPOINTED STUDIO
HOME IN THE HEART
OF EDINBURGH'S
PRESTIGIOUS DEAN
MEWS.



Local Authority: The City of Edinburgh Council
Council Tax band: E
Tenure: Freehold

Offers Over: £275,000



DESCRIPTION

Tucked away within the highly desirable Dean area of Edinburgh, 18B Dean Park Mews presents a rare opportunity to acquire a charming and private mews studio property in an exceptional central location. Combining tranquillity with convenience, the property enjoys a peaceful setting while being within easy reach of the city's renowned shopping, dining and cultural amenities.

The property offers beautifully presented accommodation, thoughtfully designed to maximise both space and natural light. Contemporary interiors are complemented by a practical layout, creating a comfortable and stylish home ideally suited to modern city living. The open-plan living, dining and kitchen space features a bespoke Bulthaup kitchen with an integrated Siemens coffee machine, providing an inviting environment for both everyday living and entertaining, while the bedroom accommodation offers a peaceful retreat.





Situated close to Dean Village, the Water of Leith and the fashionable amenities of Stockbridge, the property is perfectly positioned to enjoy some of Edinburgh's most attractive surroundings. Excellent transport links, including Haymarket Station, the tram network and an extensive bus service, ensure effortless connectivity throughout the capital and beyond.

Ideal as a principal residence, pied-à-terre or investment opportunity, 18B Dean Park Mews combines character, privacy and an enviable location in one of Edinburgh's most sought-after residential neighbourhoods.

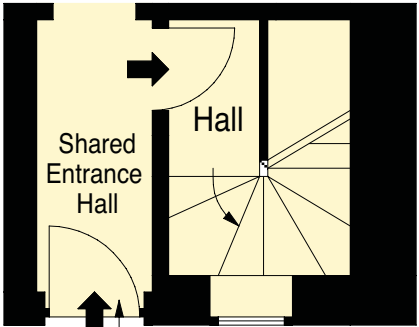
LOCATION

Nestled within the highly sought-after Dean area of Edinburgh, 18A Dean Park Mews enjoys a peaceful and picturesque setting moments from Dean Village and the Water of Leith. Tucked away from the bustle of the city centre, the property offers an exceptional balance of tranquillity and convenience in one of the capital's most desirable residential locations.

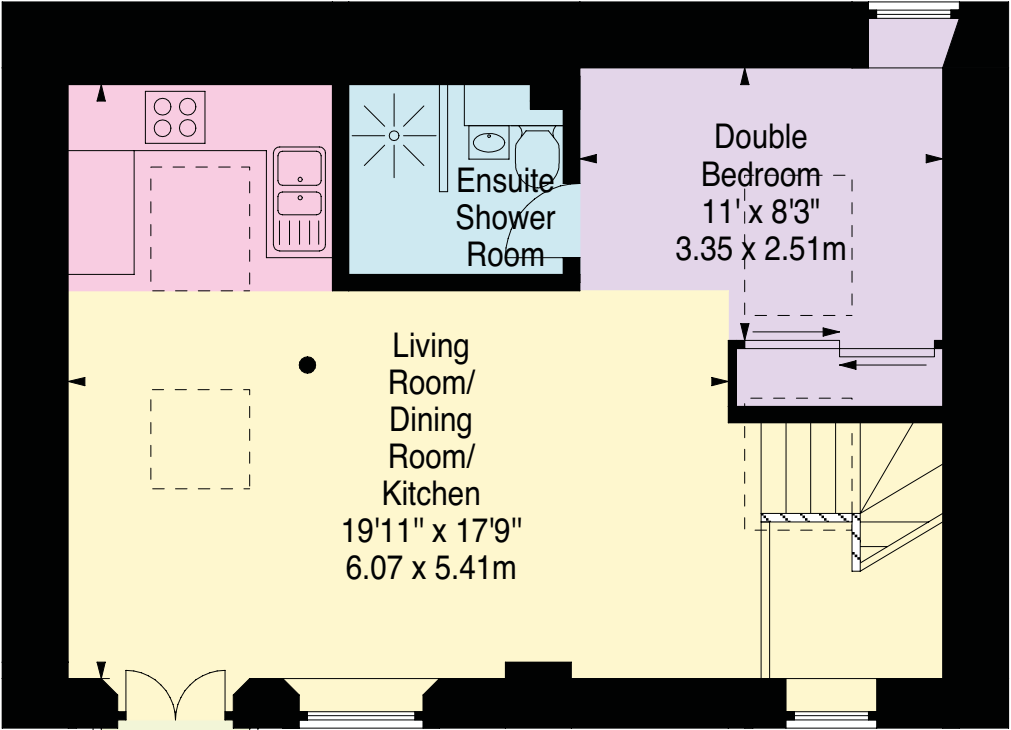
Residents benefit from easy access to the boutiques, cafés and restaurants of nearby Stockbridge, together with the extensive shopping, dining and cultural amenities of Edinburgh's city centre, including George Street, Princes Street, St Andrew Square and the St James Quarter.

The property is particularly well placed for transport connections, with Haymarket Station nearby providing regular rail services throughout Scotland and the UK. Edinburgh's tram network, accessible from the West End and Haymarket, offers a direct route to Edinburgh Airport, while an extensive network of bus services ensures excellent connectivity across the city.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor Entrance



First Floor

Approximate Gross Internal Area =
537 Sq Ft - 49.89 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

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