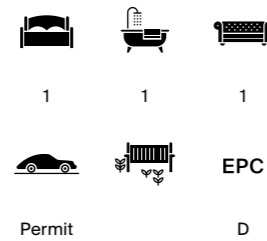


WELL COURT

Dean Path, Edinburgh, EH4

A RARE OPPORTUNITY TO OWN A BEAUTIFULLY PRESENTED APARTMENT

In the iconic Dean Village, offering peaceful village charm just moments from Edinburgh's vibrant city centre.



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

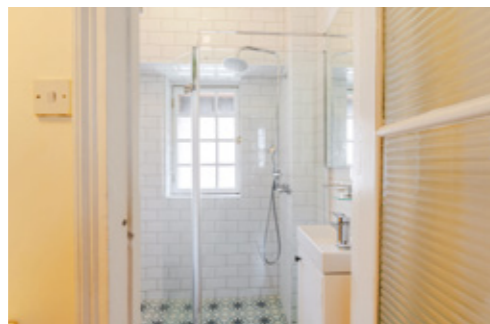
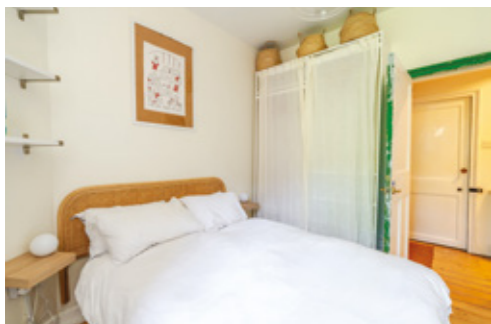
Offers Over: £240,000

DESCRIPTION

A beautifully presented second-floor apartment, ideally positioned within the tranquil and highly sought-after setting of Dean Village, yet only a short walk from the full range of amenities and cultural attractions available in Edinburgh's city centre.

The property forms part of the distinguished Well Court, an exceptional 'A' listed Arts and Crafts building dating from 1884 and situated within a UNESCO World Heritage conservation area. Designed by the renowned Scottish architect Sydney Mitchell, the building is widely regarded as one of the finest examples of his work. Residents enjoy access to a charming private garden area with seating and views towards the Water of Leith, and the property lies within the coveted catchment for membership of the exclusive Belgrave Crescent Gardens—offering a rare and peaceful green retreat in the heart of the city.





The apartment itself is immaculately presented and offers well-balanced accommodation in true walk-in condition. It comprises an entrance hall with a delightful period alcove and useful storage cupboard, a generous sitting/dining room, and a contemporary fitted kitchen complete with a range of integrated appliances. The double bedroom is well proportioned, and there is a stylish modern shower room.

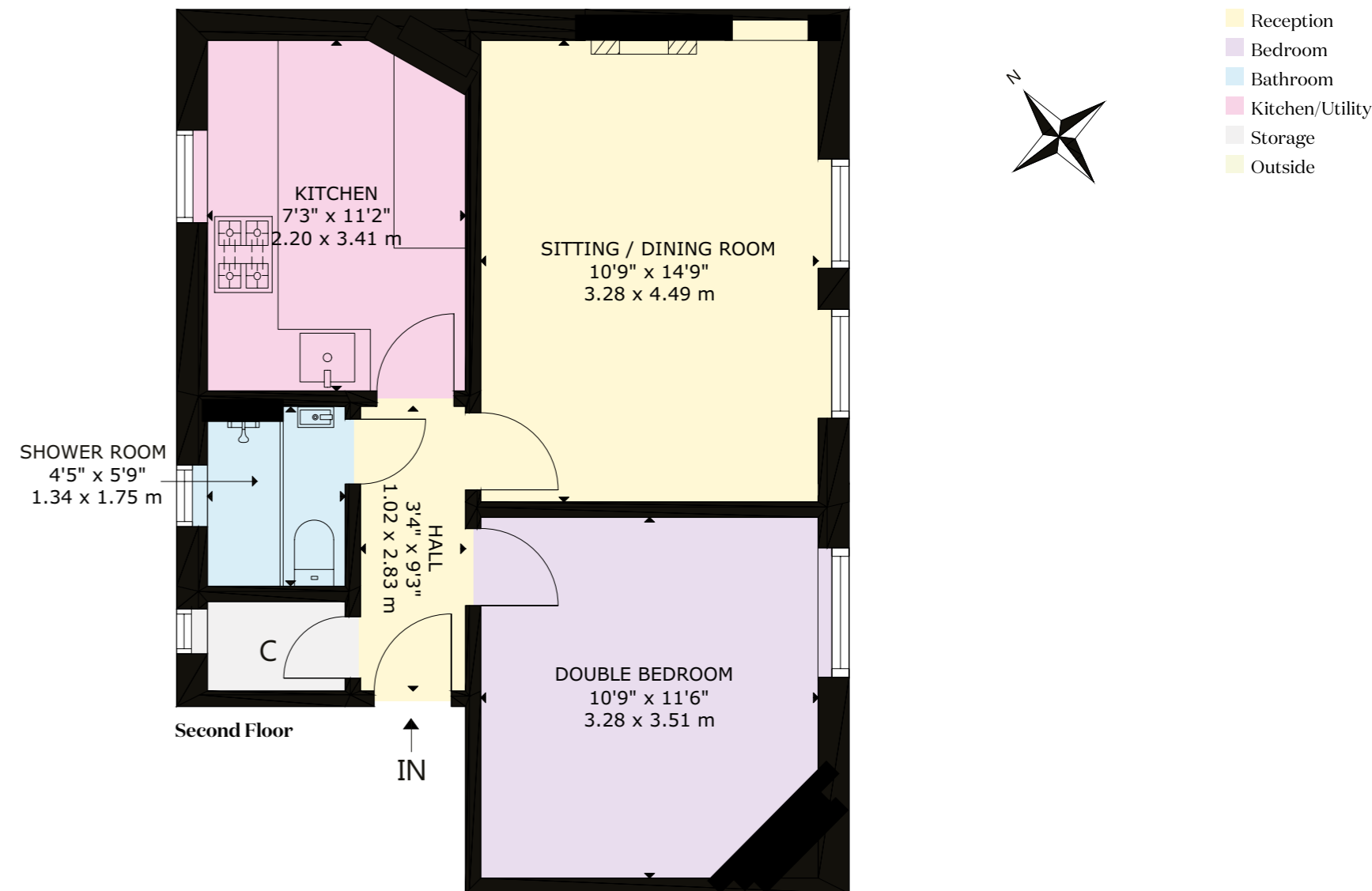
This delightful apartment represents an ideal first-time purchase or a highly attractive investment opportunity, and early viewing is strongly recommended.

LOCATION

Dean Village enjoys a peaceful, tucked-away setting just a short walk from Princes Street and George Street. The city centre offers a wealth of specialist shops, while the picturesque Stockbridge neighbourhood is easily reached along the river, providing a variety of retail options including Waitrose and M&S Food.

Local amenities in Dean Village include the Drumsheugh Private Swimming Baths, Edinburgh Sports Club, Dean Tennis Club, and both the Modern and Dean Art Galleries. The nearby Water of Leith walkway connects to Edinburgh's cycle path network, and the Royal Botanic Garden along with Inverleith Park are within easy walking distance.

The area is well positioned for access to both Waverley and Haymarket railway stations. Frequent bus and tram services run to and from the city centre, and there is convenient access to the city bypass and the wider motorway network.



Approximate Gross Internal Area
474 SQ FT / 44 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.

I would be delighted
to tell you more.

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