



15B Dean Bank Lane  
STOCKBRIDGE | EDINBURGH | EH3 5BS

  
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## 15B Dean Bank Lane

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Boasting a fabulous position directly overlooking the Water of Leith, this unique lower ground flat must be viewed to appreciate its great sense of style, light and space. Sought after Dean Bank Lane is a quietly tucked away street from where you can stroll to the main Stockbridge thoroughfare, offering a superb variety of cafes and bars to sample and a specialist shopping experience, whilst the City Centre itself is within walking distance.

This beautifully presented flat forms part of a converted warehouse/ office and is ideal for anyone looking for contemporary living space in the heart of an on-trend area. Large, west facing double glazed window formations ensure a most pleasing outlook from each room directly out to the Water of Leith, flowing past on it's way to the Shore, and the tree lined walkway opposite.

- High amenity area
- Easy access to City Centre
- Light filled living room/open plan fitted kitchen
- Dining room/study with store cupboard
- Double bedroom with large walk-in wardrobe
- Bathroom/mixer shower
- Hallway
- Private stairway from communal entrance
- Security entryphone system
- Gas central heating
- Double glazing
- Residents permit and metered parking

Council Tax D, Energy Rating C

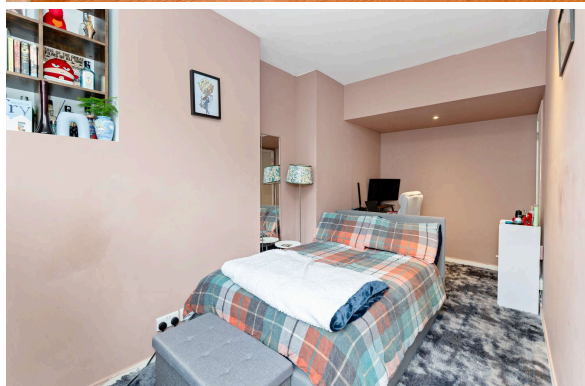
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

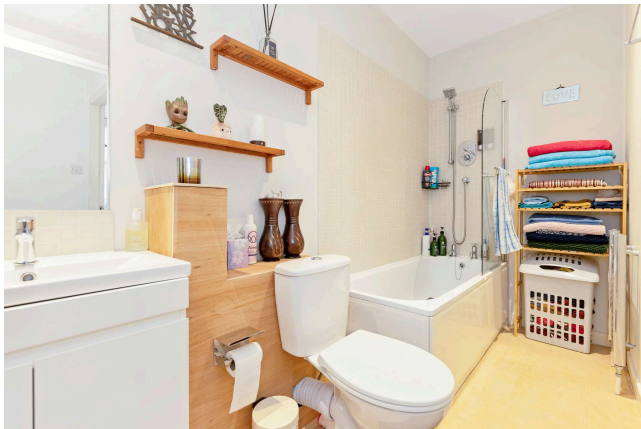




All fixtures, fittings, blinds in main bedroom and fridge will be included in the sale.

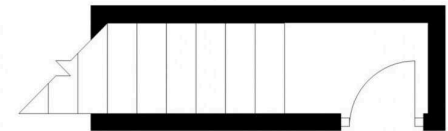
The subjects are located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary close to the New Town. The immediate area boasts a wealth of specialist shops and includes two supermarkets and popular bars, cafes and restaurants. Princes Street and George Street with all their amenities are well within walking distance. Some of Edinburgh's best loved recreational spaces are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith walkway. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



**Ground Floor**