

COULTERS®

8/5 DEAN PATH

DEAN, EDINBURGH, EH4 3BA

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Occupying a peaceful position in the heart of the historic Dean Village, this bright and well-proportioned one-bedroom second floor apartment offers an excellent opportunity to acquire a home in one of Edinburgh's most picturesque locations. Forming part of a conservation area and quietly tucked away beside the Water of Leith, the property is within easy walking distance of the West End, Stockbridge and city centre.

Forming part of a B-Listed building, the accommodation comprises an entrance hall with useful storage, a generous sitting room with a pleasant outlook over the buildings opposite, a separate fitted kitchen, a spacious double bedroom and a bathroom with shower over bath.

KEY FEATURES



One bedroom flat with picturesque setting.



Situated in the heart of Dean Village.



Delightful shared garden to rear.



Permit holder parking.



Within a short walk of the city centre, Comely Bank & Stockbridge.



Wonderful walks along the Water of Leith.



EPC Rating - C



Council Tax Band - D



The property further benefits from gas central heating, a secure entry system and a substantial private store on the ground floor, ideal for bicycles, luggage or outdoor equipment.

Residents enjoy access to lovely communal gardens that are conveniently accessed from the second floor.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



THE LOCAL AREA

Dean village is one of Edinburgh's most picturesque and sought-after residential areas, tucked away beside the Water of Leith yet just a short walk from the West End and city centre. Rich in history and character, the area offers a unique village atmosphere with scenic riverside walks, beautiful architecture and an abundance of green space right on the doorstep. The nearby Water of Leith Walkway provides a peaceful route on foot or by bike to Stockbridge, the Scottish National Gallery of Modern Art and beyond.

Excellent local amenities can be found in neighbouring Stockbridge, Comely Bank and the West End, where an excellent selection of independent cafés, restaurants, bars and boutiques sit alongside everyday conveniences. Haymarket railway station and tram stop are both within easy walking distance, providing direct links across the city and to Edinburgh Airport, while regular bus services and nearby road connections make commuting straightforward.

HOME REPORT VALUATION: £240,000



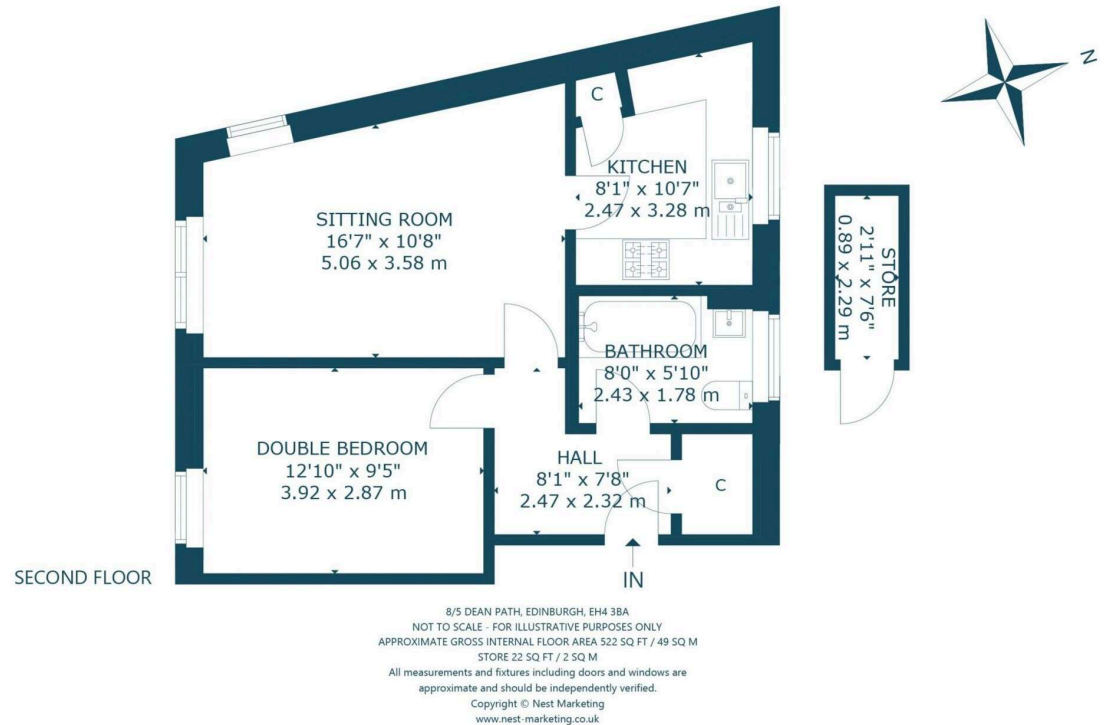
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LEGAL NOTE

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.