



8/7 Dean Path

Edinburgh, EH4 3AZ



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48sqm

EPC

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AS Anderson
Strathern



This bright third floor flat forms part of a traditional low rise block in the heart of Dean Village.

The property offers a well balanced layout with an entrance hall leading to a spacious southwest facing living room with an open outlook. The adjoining kitchen provides ample worktop and storage space. The double bedroom is generously sized and allows room for additional furniture. The bathroom is fitted with a three piece suite.

The flat benefits from gas central heating and timber double glazed windows. Fresh plasterwork in the living room offers buyers a helpful start for future decoration. The living room provides flexibility for a dining nook or integrated workspace, making good use of the available floor area.

Parking is available on street with the relevant permit, and there is an area of communal grounds to the rear of the building. Overall, this is a bright flat with excellent potential in an attractive area.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

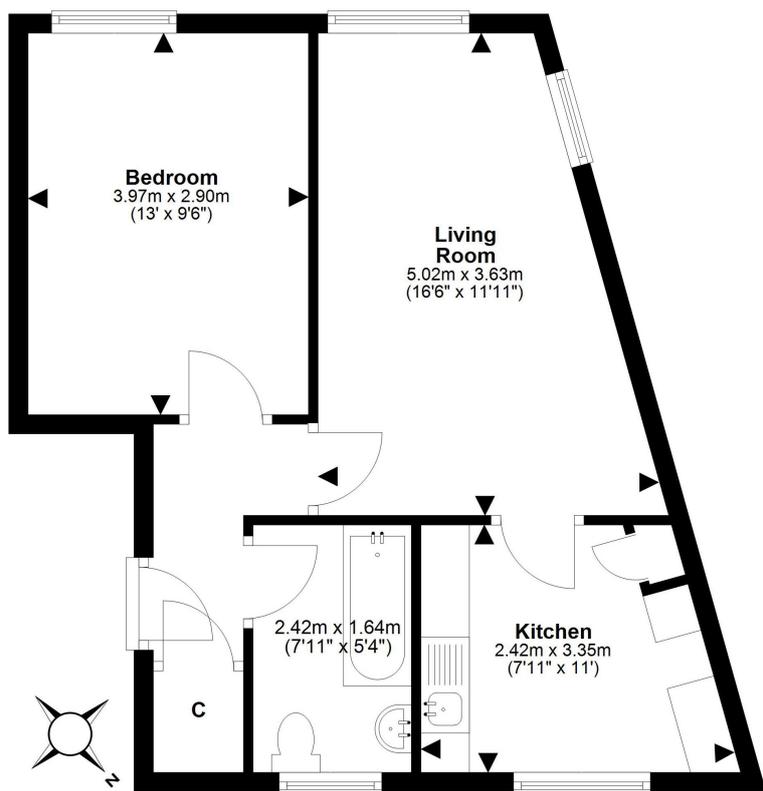
Any offers should be submitted to residential@andersonstrathern.co.uk

Property features

- Spacious living room
- Bright third floor outlook
- Generous double bedroom
- Double glazing
- Gas central heating
- Secure communal stair

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906800



residential@andersonstrathern.co.uk