

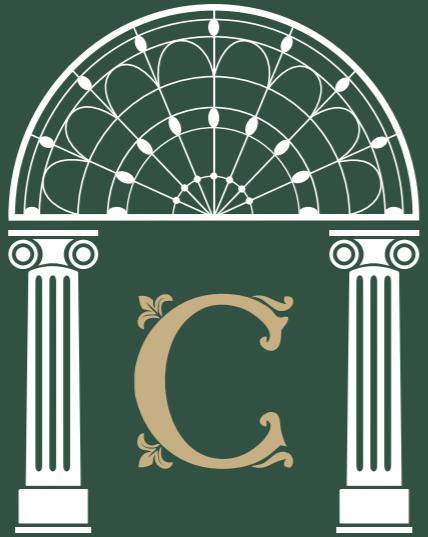
60 DEAN PATH

DEAN VILLAGE, EDINBURGH, EH4 3AU

Welcome to a stylish two-bedroom mid-terrace house in Edinburgh's highly sought-after Dean Village, which offers large rooms with neutral interior design and a host of other desirable features, including a terrace, a private driveway, and a fully-enclosed garden.



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— The property expert behind the personalised service MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

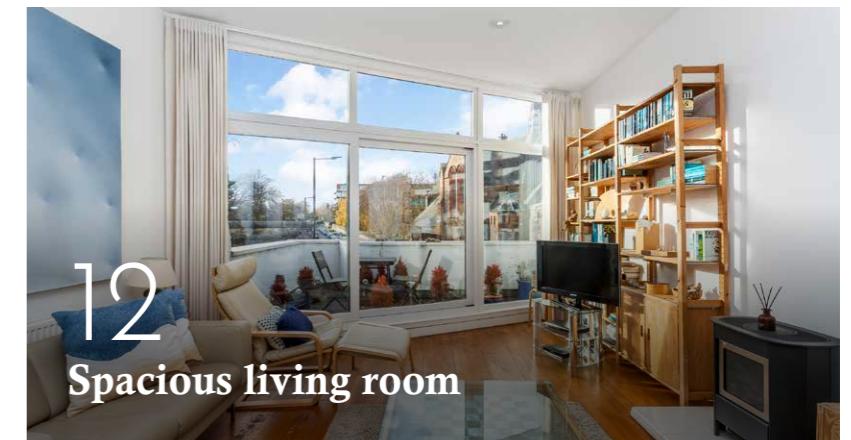


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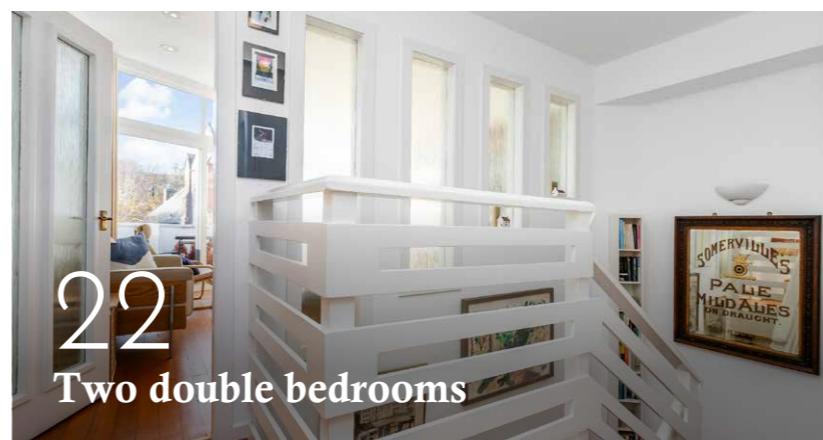
Welcome to 60 Dean Path

A unique and stylish mid-terrace house with two double bedrooms

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Spacious living room



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Two double bedrooms

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Property Name

60 Dean Path

Location

Dean Village, Edinburgh, EH4 3AU

Approximate total area:

121.7 sq. metres (1310.0 sq. feet)

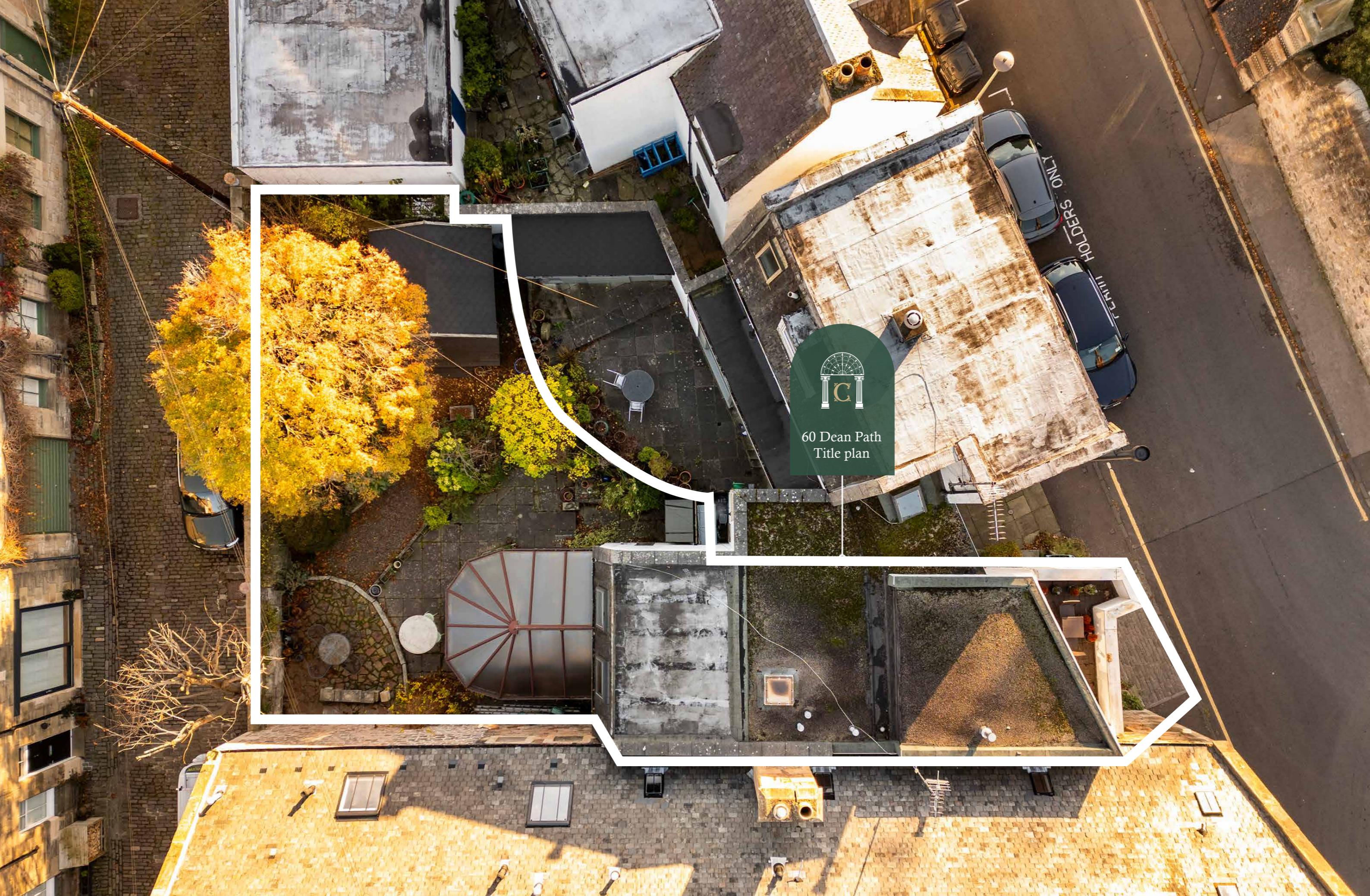


Ground Floor



First Floor





A UNIQUE AND STYLISH MID-TERRACE HOUSE



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his unique two-bedroom mid-terrace house is a beautiful residence in the exclusive Dean Village conservation area. It is finished to impeccably high standards and ensures a walk-in condition. Ideal for city professionals, couples, and small families, the home offers a lot of living space, providing two reception areas, a generously appointed dining kitchen, and a modern en-suite and family shower room. The private terrace offers lovely views, while the large garden is perfect for relaxing in the sun. The property has private parking for added convenience and the heart of the city centre can be easily reached on foot, ensuring a wide range of amenities, and cultural and leisure facilities at your ease and disposal. Altogether, this property is an impressive home in a highly desirable location.

GENERAL FEATURES

- A unique and stylish mid-terrace house
- Brought to market in walk-in condition
- Part of the Dean Village conservation area
- Neutral interiors finished to high standards
- Home Report value - £625,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule with storage and feature block glazing
- Hall with storage and understairs study space
- Spacious living room opening to a private terrace
- Large conservatory with a wall sculpted artwork
- Dining kitchen with a central island and breakfast bar
- Two double bedrooms (one with built-in wardrobes)
- Four-piece en-suite bathroom with a shower cubicle
- Modern family shower room with three-piece suite
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Large, fully-enclosed rear garden with mature plants
- Private driveway and controlled permit parking (Zone 5)

STEP INTO A UNIQUE HOME

with a lot of charming features

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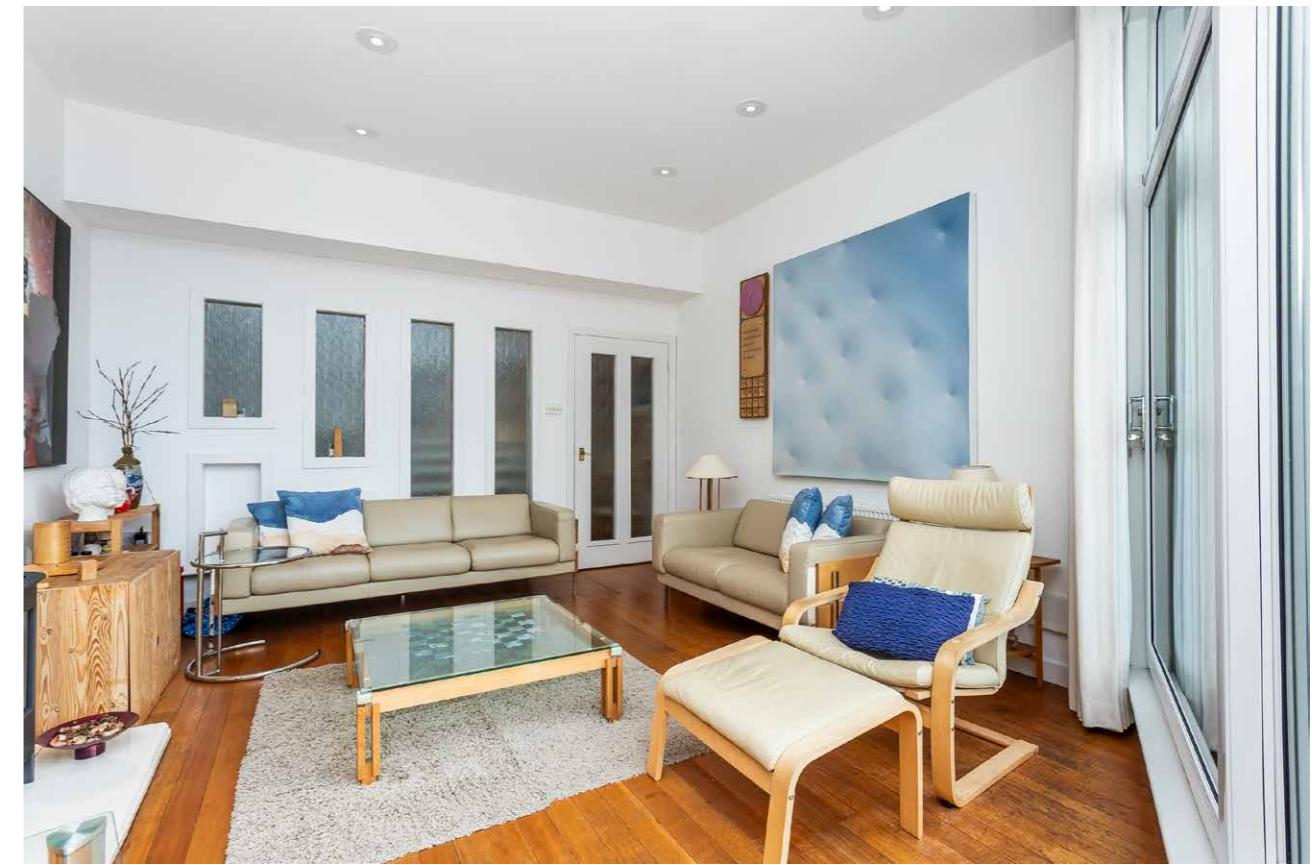
ou are welcomed into the home by a bright vestibule lit by a wall of feature block glazing. It has a built-in cupboard and flows into a hall with further storage and an understairs study space. The neutral decoration and hardwood-effect laminate flooring (found throughout much of the home) instantly set high expectations for the following interiors.



SPACE, STYLE

and inspiring views





SPACIOUS LIVING ROOM OPENING TO A PRIVATE TERRACE

Located on the first floor, the living room has spacious dimensions and an inviting ambience, enriched by white décor and varnished wooden floorboards. A full wall of glazing captures an abundance of light, while sliding doors also open out onto a private terrace. The terrace is a wonderful addition, providing a delightful outdoor area for afternoon tea, which enjoys inspiring views of a B-listed gothic church.



In addition, there is a large conservatory on the ground floor that extends off the kitchen

This light-filled space can host both lounge and dining furniture making it ideal for unwinding, socialising, and entertaining. A mother and child artwork sculpted into the wall adds another layer of charm, whilst French doors flow out into the rear garden for summer social gatherings.

A LARGE DINING KITCHEN



Stylish design meets generous storage



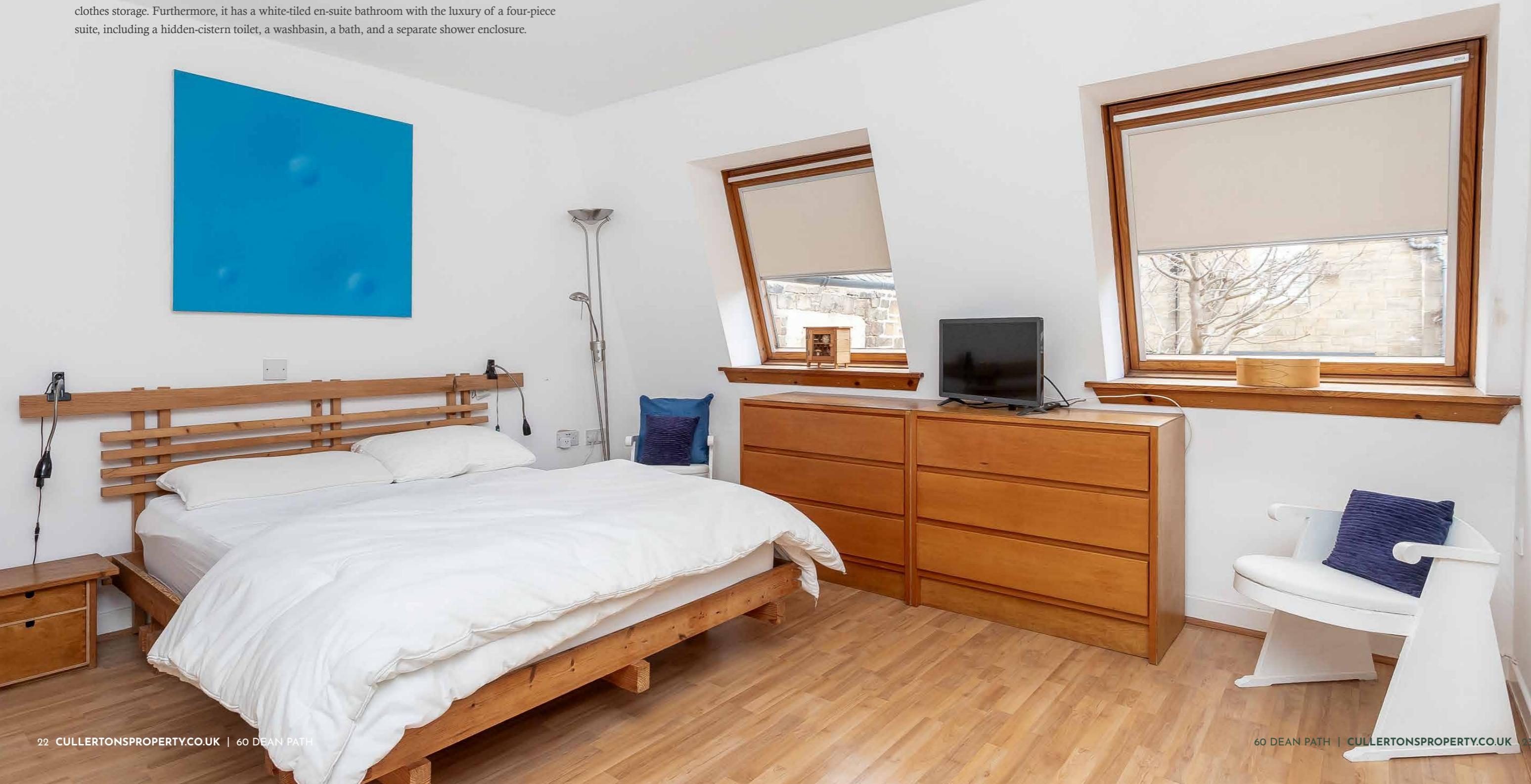
Arranged around a central island that doubles as a breakfast bar, the dining kitchen has a stylish design that affords superb practicality. It comes generously appointed with white cabinets and luxury composite worktops, streamlined by a full suite of integrated appliances (Siemens electric hob, double oven, fridge/freezer, dishwasher, and washing machine). Under-unit lighting allows for ambient moods, whilst a wall-mounted TV is included for entertainment.



SPACIOUS BEDROOMS

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he principal bedroom is on the first floor, boasting an expansive footprint lit by twin windows. It accommodates an excellent choice of furnishings and is further supplemented by generous built-in mirrored wardrobes, providing practical clothes storage. Furthermore, it has a white-tiled en-suite bathroom with the luxury of a four-piece suite, including a hidden-cistern toilet, a washbasin, a bath, and a separate shower enclosure.



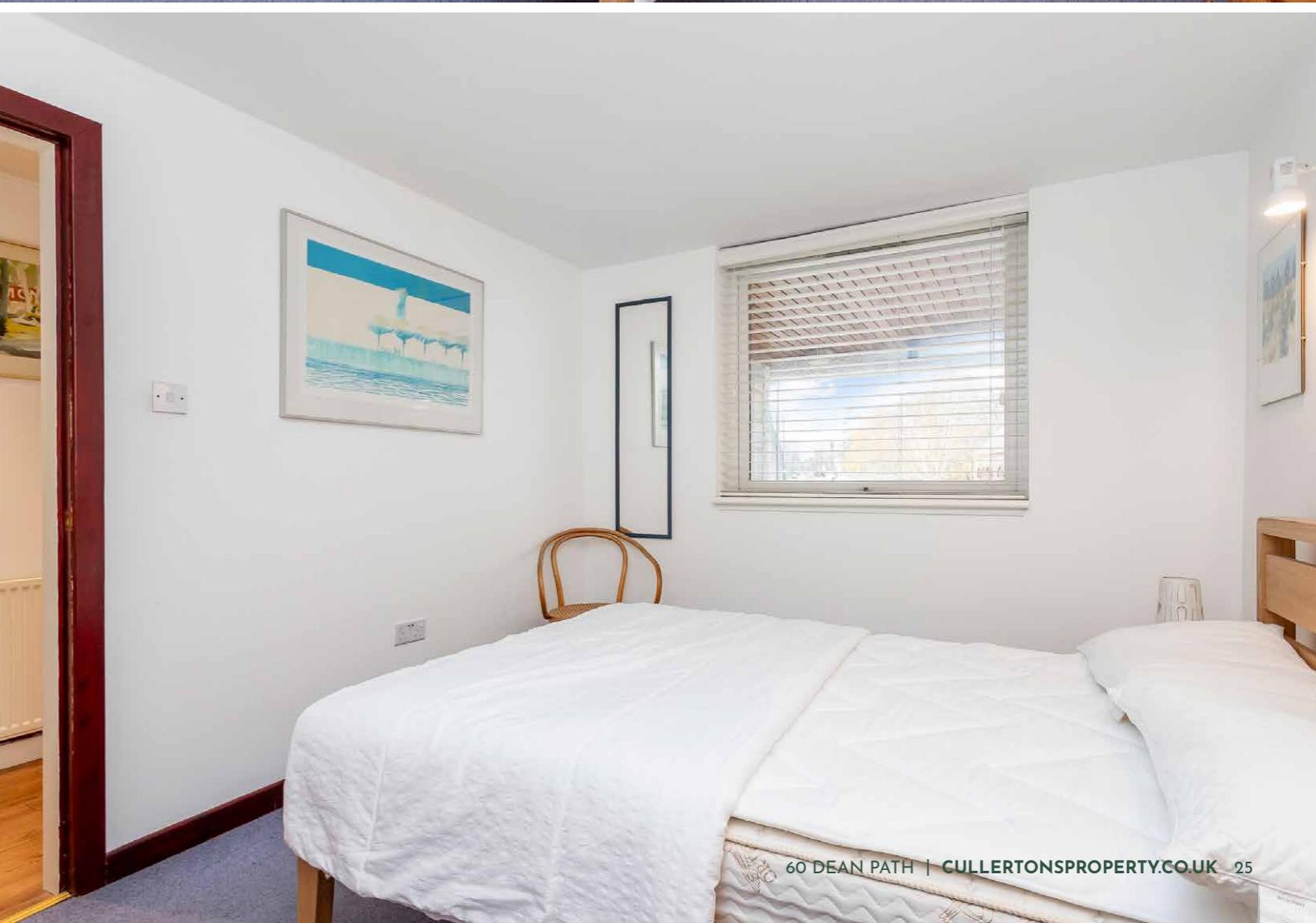


SPACIOUS

rooms with versatility

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eanwhile, the second double bedroom provides a versatile and easily accessible sleeping area, located on the ground floor by the hall. It is carpeted for comfort and has the flexibility to be used creatively, such as an office (if needed). Like the principal suite, it maintains the crisp neutral décor, enhancing the airy ambience.



MODERN BATHROOM FACILITIES



on both floors

Set on the ground floor, the family shower room mirrors the style and standards of the modern en-suite. It is fitted with a toilet, a storage-set washbasin below an illuminated mirror, a towel radiator, and a quadrant shower cubicle.

Ensuring optimal comfort, the property has gas central heating and double-glazed windows.



GARDEN & PARKING

A space in the sun to relax, dine, and socialise

Externally, the rear garden is fully enclosed by a high wall and fence. Largely paved and dotted with mature plants, it has a scenic natural ambience whilst remaining easy to use for summer dining. A decorative garden stone also invites a sense of history and added character to the space. To the front, the property has a private driveway for off-street parking, which is partially covered by the upper floor like a carport. The home also falls within a controlled permit parking area (Zone 5) as well.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and the kitchen's wall-mounted TV to be included in the sale.





PART OF THE CONSERVATION AREA IN EXCLUSIVE DEAN VILLAGE

within easy walking distance of the city centre



DEAN VILLAGE, EDINBURGH

One of the capital's most desirable residential areas, idyllic Dean Village is characterised by its fascinating range of ancient buildings and beautiful riverside setting, straddling the Water of Leith.

Just a stone's throw from the capital's stylish West End and a short stroll from Princes Street, Dean Village residents enjoy a quaint lifestyle in a wonderfully convenient city setting. Steeped in history, this urban oasis is cherished for its former grain milling industry; the remnants of which can still be seen today. Notable landmarks include the monumental Dean Bridge and the iconic Well Court, which housed water mill workers. A selection of shops, bars and eateries can be found nearby on Queensferry Street, whilst sophisticated Stockbridge offers an excellent range of additional amenities, including a Waitrose supermarket. Dean Village is in the catchment area for

reputable state schools, while several independent schools are also located nearby. The picturesque area is ideal for dog walkers, runners and cyclists, with the deep gorge of the Water of Leith and delightful Dean Gardens on the doorstep, just waiting to be explored. Other recreational facilities include the swimming pool and fitness classes at Drumsheugh Baths Club, Edinburgh Sports Club, Dean Tennis and Squash Club, and two art galleries; the Scottish National Gallery of Modern Art One and Two. The tranquil area is well-connected to the rest of the city via public transport and cycle paths. Haymarket railway station can be reached on foot in less than fifteen minutes.



SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School, St Mary's RC Primary School, St Thomas of Aquin's RC High

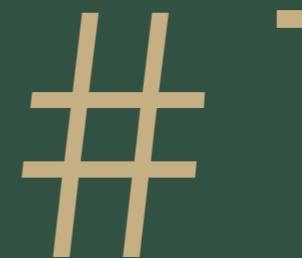
Independent Schools: Stewart's Melville College, Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

SHOPPING

Craigleath Retail Park is nearby, along with a wide range of independent retailers, grocers, and a farmer's market in Stockbridge. There is a Waitrose closer to home and luxury brands at Multrees Walk and George Street in the New Town.



HIGHLY DESIRABLE CITY LOCATION
CLOSE TO FANTASTIC AMENITIES,
TRANSPORT LINKS, AND HIGHLY-
REGARDED SCHOOLS

LOCATION



An exclusive and highly sought-after area within easy reach of Stockbridge, the city centre, and the West End.

PARKS

Dean Gardens,
The Water of Leith
Walk and Cycle way,
Orchard Park, Royal
Botanic Gardens,
Inverleith Park

TRANSPORT



Bus – 19, 22, 37, 43, 47,
X55, X58, X59, X59A,
100 Airlink

Tram Stop – West End
(0.9 miles)

Train Station –
Haymarket (1.0 mile)

Airport – Edinburgh
International (6.7 miles)

SPORTS

Erskine Stewart Melville
Sports Centres, Edinburgh
Academicals Sports
Ground, The Grange Club,
Glenogle Swim Centre,
Dance for All, Balanced
Edinburgh

FOOD & DRINK

Some of Edinburgh's
best restaurants, fine
dining, delis, pubs,
lounges and cafés
nearby

— *Where truly bespoke service is the cornerstone of our ethos*

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At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

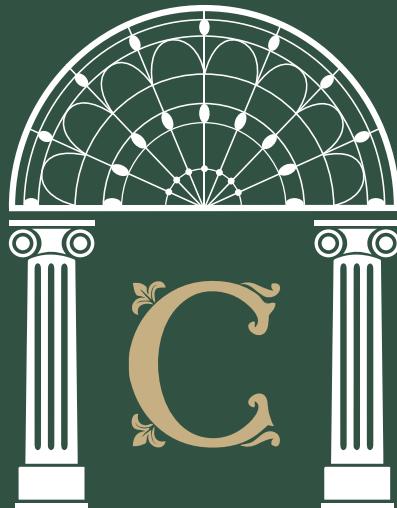
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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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