


COULTERS[©]

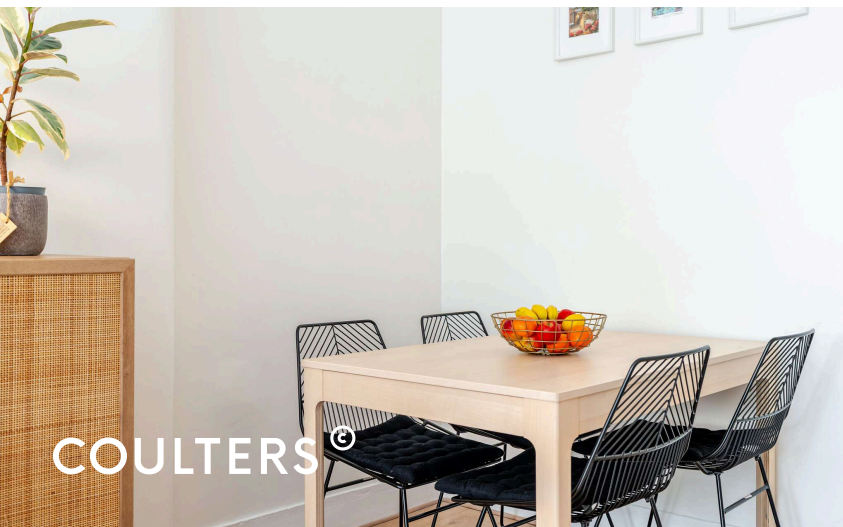
16/7 DEAN PARK STREET

STOCKBRIDGE, EDINBURGH, EH4 1JP

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Set within a traditional tenement in the highly sought-after Stockbridge area, this beautifully presented one-bedroom first-floor flat has been finished to a high standard and boasts stylish interiors and elegant period features.

Upon entering, there is a welcoming hallway with a handy storage cupboard. The sitting/dining room showcases timeless character and offers an inviting space with a perfect blend of traditional charm and modern design.

The sleek kitchen is fitted with modern base and wall-mounted units, complemented by ample worktops and tiled splashback. A cupboard just off the kitchen houses the washing machine and offers additional storage.

KEY FEATURES



Beautifully presented first floor flat.



Spacious double bedroom with built-in wardrobes.



Shared gardens to the rear.



Residents permit parking available.



Inverleith Park a short stroll away.



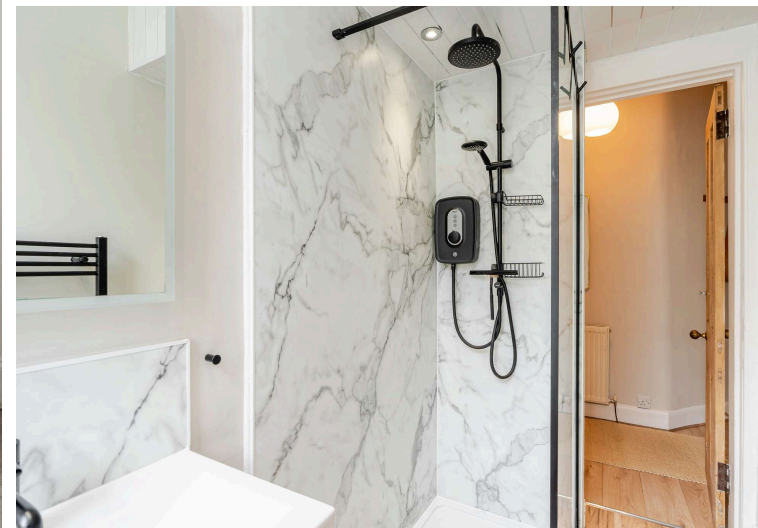
Highly regarded independent retailers nearby.



EPC Rating - C



Council Tax Band - C



The double bedroom is beautifully decorated in a neutral tone with plush carpeting and has a feature fireplace and large, quality built-in wardrobes. The stylish shower room features a luxurious walk-in shower with matt black fittings and marble effect panels along with a fitted wash hand basin, heated towel rail and WC.

The property is fitted with gas central heating, double glazed windows and a secure entry system. Externally, there is a communal garden to the rear of the building and permit parking is available on the street.



THE LOCAL AREA

With a charming village feel and striking Georgian architecture, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the City in which to live. A pleasant stroll from the City Centre it is known for its selection of independent artisan shops, boutiques and eateries. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. For daily shopping needs, there is a M&S Food, Sainsbury's Local and Co-op Food. You will find a Waitrose at Comely Bank and a large Sainsbury's and Marks and Spencer at Craigmyle Retail Park. When it comes to picturesque walks and green spaces, you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views of Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey. The area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station and the tram link to Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £250,000



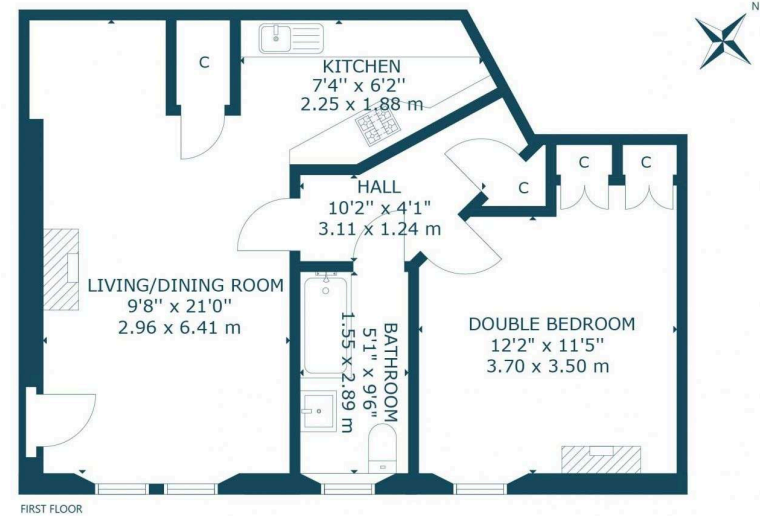
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16-7 DEAN PARK STREET, STOCKBRIDGE, EDINBURGH, EH4 1JP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 591 SQ FT / 55 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.