



11/3
Damside
Dean Village
Edinburgh
EH4 3BB





A unique opportunity to purchase a two-bedroom, maisonette in a well-maintained modern development in the heart of Dean Village overlooking the Water of Leith. With appealing neutral décor, the interior is filled with light and is located within walking distance of the vibrant West End, Stockbridge, and Haymarket train station.

The property, which is presented in move-in condition provides spacious accommodation comprising:

- Entrance vestibule with large storage cupboard
- Hallway with stairs to upper floor and under stairs storage
- South facing large sitting/ dining room with double doors opening onto Juliet balcony with views of the Water of Leith. Bespoke built-in bookcases
- Fully fitted kitchen with a range of shaker style units and central island with granite worksurfaces. Tiled floor. Integrated and freestanding appliances
- Main bedroom suite with the benefit of extensive built-in wardrobes, space for freestanding furniture and ensuite shower room
- Further double bedroom with built-in wardrobes and space for freestanding furniture
- Family shower room
- Gas central heating and double glazing
- Single garage with lighting and EV charger. Additional parking within the development

Extras- All fitted flooring, window coverings and integrated appliances are included in the sale.



Viewing by appointment on 0131 524 3800







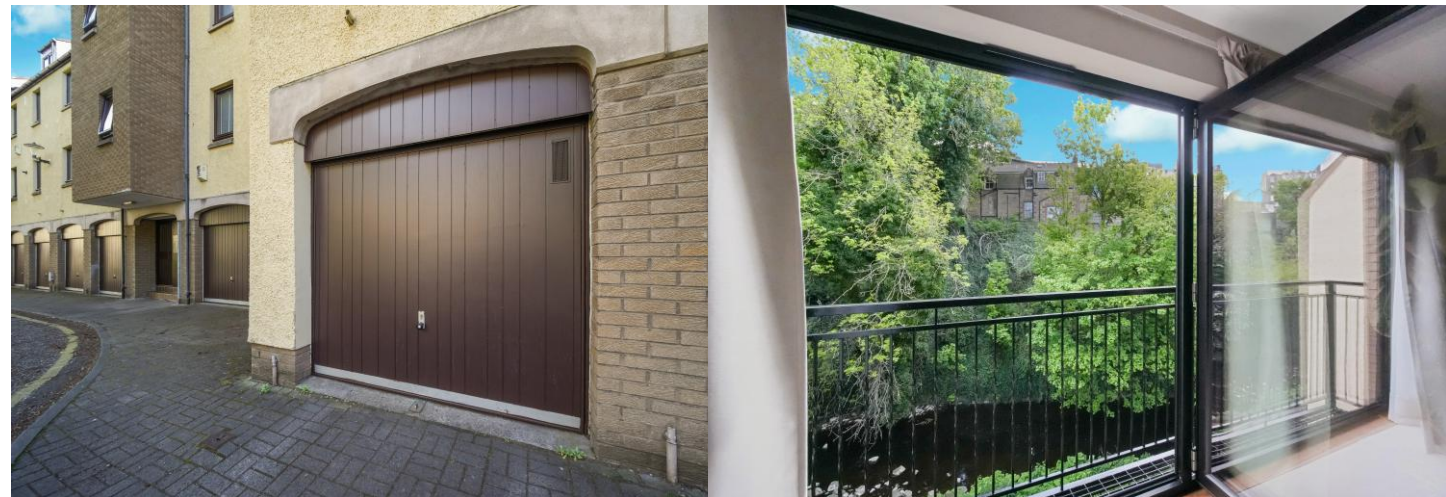
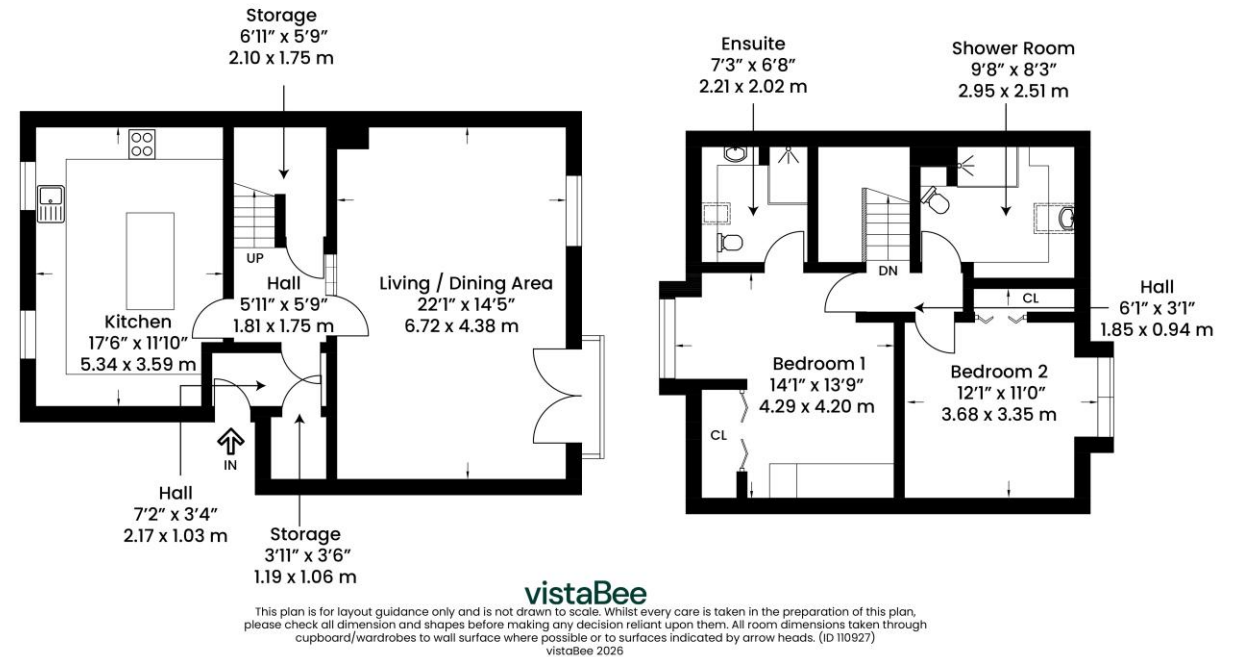
Unique in character and style, the Dean Village lies just beyond the city's West End and the celebrated New Town. It is a delightfully tranquil conservation area, perfectly set in the Dean Valley close to the leafy banks of the Water of Leith yet is less than 10 minutes on foot from Princes Street. The city's commercial and cultural sectors are all within close proximity, as are its wealth of leisure facilities including its many wine bars, restaurants and cafes. Local landmarks include the Scottish National Gallery of Modern Art (I and II) and the stunning St. Mary's Cathedral. The nearby Edinburgh Sports Club offers a wide programme of activities for the fitness minded, here there is also a Tennis Club, and the Water of Leith path is popular with walkers, runners and cyclists. Regular bus services run to and from many parts of the city centre and surrounding areas and Haymarket Rail Station is just a short walk away, where there is also a Tram stop providing a direct link with the East End and Edinburgh International Airport.

Well-regarded schooling includes Flora Stevenson Primary School and Broughton High School and it is close to Edinburgh private schools including St George's School, Fettes College, and Erskine Stewart's Melville Schools.

EPC Rating- B

Council Tax Band- G

Factor- Trinity Factor approx. £75 per month





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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

