









Solicitors & Estate Agents



10/1 Damside

Dean Village | Edinburgh | EH4 3BB

A stylish and well-proportioned ground and first floor apartment quietly tucked away on the banks of the Water of Leith, in Edinburgh's picturesque Dean Village.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking and single garage
-  EPC rating – C
-  Council tax band- F



Description

The property has been upgraded and thoughtfully remodelled by the existing owners to form a highly flexible and beautifully presented home, boasting a private balcony overlooking the river and a private integral garage providing superb overspill storage.

The upper floor comprises: entrance hallway with built-in storage and a stair leading to the lower level, spacious south facing reception room with attractive flooring, tasteful contemporary décor and sliding doors opening directly out on the balcony, open plan to a sleek breakfasting kitchen complete with breakfast bar, which has been fitted with an excellent range of modern units with contrasting quartz worktops, splash tiling and range style cooker, and front facing bedroom with fixed wardrobe which works well as a home office or guest bedroom.

On the lower level there is a good sized principal bedroom with cleverly integrated storage and en-suite with modern two piece white suite, shower enclosure with drench shower and low maintenance wet wall panelling, a further double bedroom with charming mature tree and river views, and finally the main family bathroom with attractive three piece white suite and over-bath shower with splash screen.



Extras

All light fittings, floor coverings, white goods and integrated appliances will be included.

Garage and Parking

The property benefits from a substantial single garage with up and over door, conveniently located next to the entrance to the building. Residents parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Set on the banks of the Water of Leith, Dean Village is a peaceful conservation area just minutes from the city centre. With its cobbled streets, historic architecture, and leafy riverside walks, it offers a rare village atmosphere in the heart of Edinburgh. Princes Street, the West End, and world-class galleries are all within easy reach, making Dean Village one of the city's most desirable locations. It also benefits from good nearby transport links, with Haymarket Station, tram connections to Edinburgh Airport, and regular bus services providing easy access across the city and beyond.





Approx. Gross Internal Floor Area 97 Sq M / 1040 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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