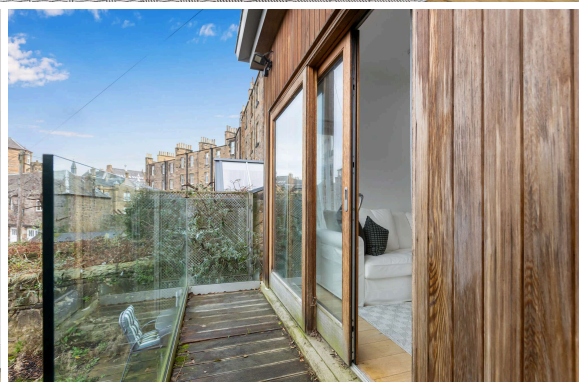




11 Dean Park Crescent
STOCKBRIDGE | EDINBURGH | EH4 1PH


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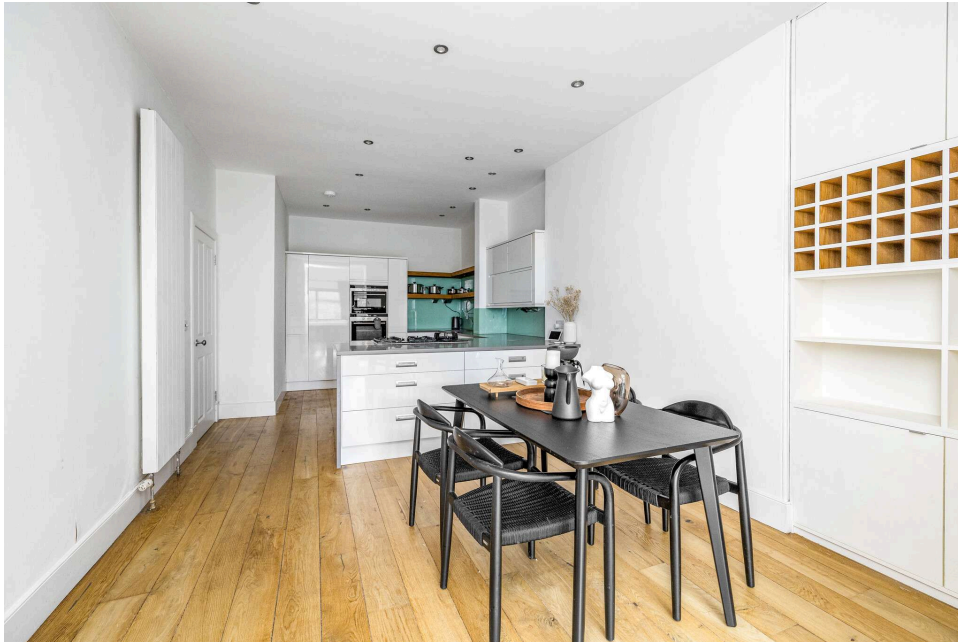
11 Dean Park Crescent, Stockbridge

STOCKBRIDGE | EDINBURGH | EH4 1PH

Forming part of an elegant stone-built terrace within Edinburgh's highly sought-after Stockbridge district, this rarely available ground and garden level flat offers exceptionally generous and versatile accommodation, rich in period character and complemented by the luxury of a private, walled rear garden. Set within a handsome crescent, the property enjoys a wonderfully peaceful yet highly central setting, combining proximity to the city centre with the distinctive village atmosphere and lifestyle for which Stockbridge is so highly regarded. The accommodation is arranged over two thoughtfully designed levels and beautifully balances original architectural features with well-considered contemporary enhancements. At the heart of the home is the impressive main living room, a standout space boasting a striking bay window that allows natural light to pour in throughout the day, while an attractive fireplace provides a charming focal point, creating a warm and inviting setting. To the lower level, the generous kitchen and dining room forms an excellent hub of the home, offering ample space for family dining and social gatherings. The modern kitchen is fitted with sleek white cabinetry and complemented by a stylish peninsula island, which provides a natural division between the cooking and dining areas while enhancing functionality and flow. Adjoining this space and forming part of a thoughtfully designed extension, the semi open-plan family room offers a superb degree of flexibility. Sliding patio doors open onto a balcony with a glass balustrade, providing direct access down to the rear garden and creating a seamless connection between indoor and outdoor living. This versatile room is ideal as an additional sitting room, playroom or home office, perfectly suited to modern lifestyles. The property offers four bedrooms in total, with three well-proportioned double rooms complemented by a further smaller bedroom, ideal as a nursery, dressing room or home office. The principal bedroom benefits from a contemporary en-suite shower room, while a modern family bathroom serves the remaining accommodation, ensuring excellent practicality for family living. Externally, the enclosed walled rear garden offering a peaceful and private outdoor retreat rarely found in such a central location. Ideal entertaining or simply relaxing, it significantly enhances the appeal of this exceptional home. Dean Park Crescent is ideally positioned within the highly desirable Stockbridge and West End area, within comfortable walking distance of the city centre. A superb selection of independent shops, cafes, restaurants and bars are close at hand, along with excellent public transport links and easy access to outstanding green spaces including the Royal Botanic Garden and the Water of Leith Walkway.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

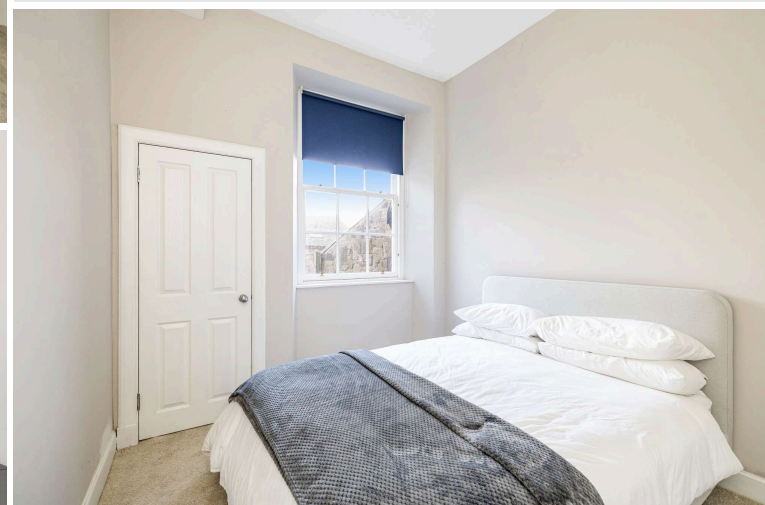
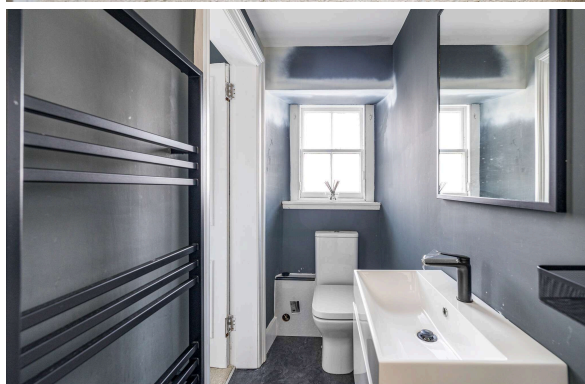




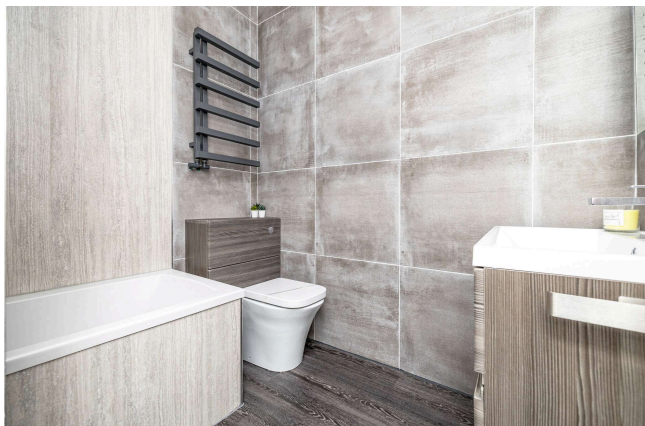
- Rarely available ground and garden level flat
- Elegant stone-built terrace within the heart of Stockbridge
- Private enclosed walled rear garden
- Entrance hallway with storage
- Impressive bay-windowed living room with ornate cornicing and feature fireplace
- Generous kitchen/dining room with modern fitted kitchen and peninsula island
- Open-plan family room with sliding patio doors to balcony and garden access
- Principal bedroom with contemporary en-suite shower room
- Two further well-proportioned double bedrooms
- Fourth bedroom, ideal as a nursery, home office or dressing room
- Modern family bathroom
- Property sold as seen.
- Energy Rating: C
- Council Tax : F



The subjects are located in the fashionable Stockbridge area of Edinburgh, which lies within the city centre boundary. The immediate area boasts a wealth of specialist shops and includes two supermarkets. Princes Street and George Street with all their amenities are well within walking distance. Some of Edinburgh's best loved parklands are in the vicinity, including Inverleith Park, the Royal Botanic Gardens and the Water of Leith. The location is ideal for those connected to the Western General Hospital or Fettes Police Headquarters. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.