










Offers Over

£215,000

16/8 Dean Park Street

Stockbridge | Edinburgh | EH4 1JP

A fantastic opportunity has arisen to purchase this impressive, truly stunning first floor flat, forming part of a traditional tenement well placed in the fashionable district of Stockbridge, only a short walk from the finest amenities of the city centre. The beautiful property has been upgraded to a high standard by the owner and would undoubtedly appeal to first-time buyers, professionals and investors. Early viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation, in brief, comprises; secure entry system, welcoming hallway with storage cupboard, light and airy reception room with feature fireplace, dining recess which currently has a mezzanine/cabin bed and study area, and utility cupboard, stylish fitted kitchen with appliances, generously proportioned double bedroom, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, small fridge and washing machine.

Gardens & Parking

There are well maintained communal gardens to the rear of property and residents zoned parking within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



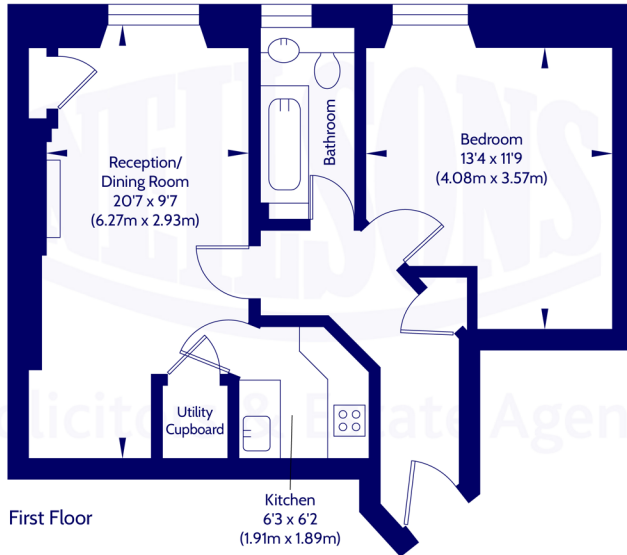


Location

Stockbridge offers a unique village atmosphere with a wealth of amenities, including independent and specialist shops, art galleries, bookshops, fashionable cafes, restaurants, and bars. A large Waitrose supermarket is situated nearby and there is the Stockbridge farmers market held every Sunday at Saunders Street offering fresh produce from independent traders. Nearby Craigleith Retail Park also offers more extensive shopping with a wide variety of high street stores. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include Glenogle Swim Centre with gym, open spaces of Inverleith Park & Royal Botanic Garden and the Water of Leith Walkway offering scenic walks/cycling opportunities.



Approx. Gross Internal Floor Area 47.13 Sq M / 507 Sq Ft.



First Floor

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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