





MAIN DOOR UPPER MEWS APARTMENT

Enjoying one of the capital's most sought-after addresses, this charming three-bedroom, main door upper mews apartment is situated in Edinburgh's idyllic waterside Dean Village, just a short walk from Princes Street and Haymarket train station.



Set within a period stone-built mews terrace along a quaint cobbled lane, the appealing home brims with character that seamlessly blends with its open-plan cotemporary interiors. The front door on the ground floor opens into a hallway fitted with incorporated storage and a utility cupboard. From the hall, stairs lead up to the principal accommodation and directly into the home's inviting open-plan living area. This generous space exudes a light and airy feel with windows to multiple sides. These characterful multi-pane windows are set within dark wood frames, matching the room's deeply varnished wood floor, all of which enhances its minimalist white décor.

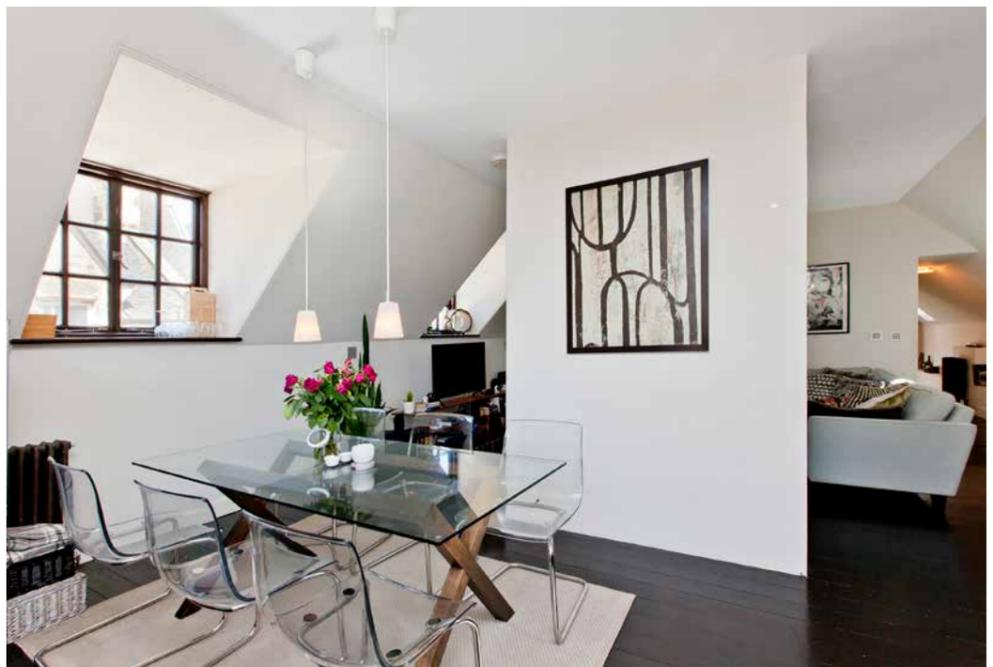
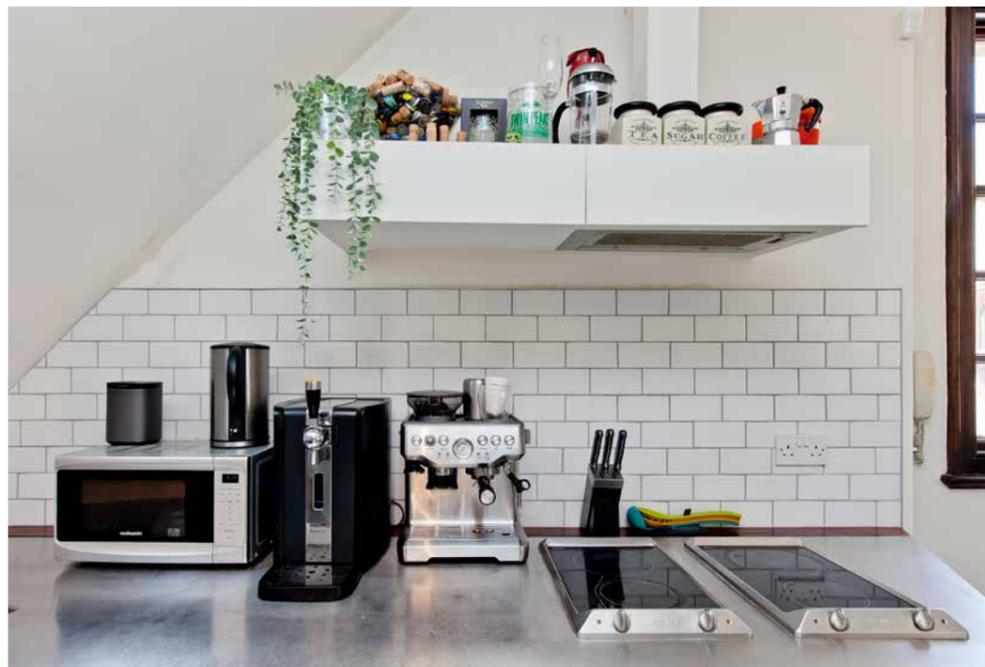
- Idyllic conservation area
- Main door upper mews apartment
- Ground floor hall with utility cupboard
- Open plan reception space
- Kitchen with bright dining area
- Sitting room with log-burning stove
- Three double bedrooms
- Stylish 3-piece bathroom
- Option to access 7 acres of gardens
- On-street parking (Controlled Zone 5)
- Gas central heating with cast iron radiators





OPEN PLAN RECEPTION SPACE

In addition to space for a six-seater dining table, the kitchen area is fitted with bespoke cabinetry to one corner, topped with a practical stainless-steel counter and framed by chic metro wall tiles. Discreetly integrated into this unit are an electric hob, oven, and dishwasher. A freestanding tall fridge/freezer is also housed within the space, whilst a freestanding washer/dryer can be found within a ground floor utility cupboard. A central chimney breast creates some partition between the kitchen and living spaces, whilst retaining an open sociable feel. The living room, which allows space for large lounge furniture, is arranged around a homely log-burning stove set beneath a rustic timber mantel.

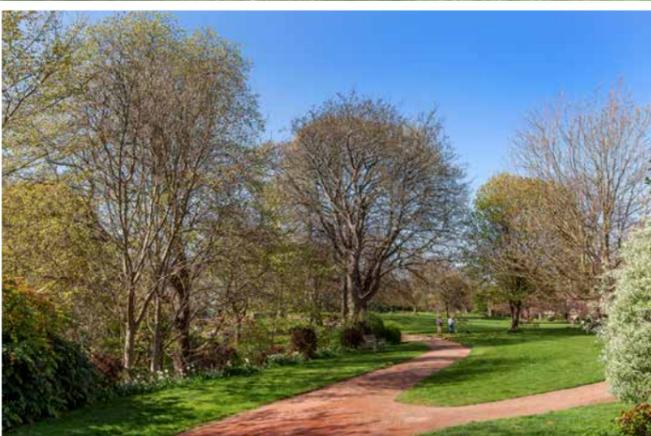
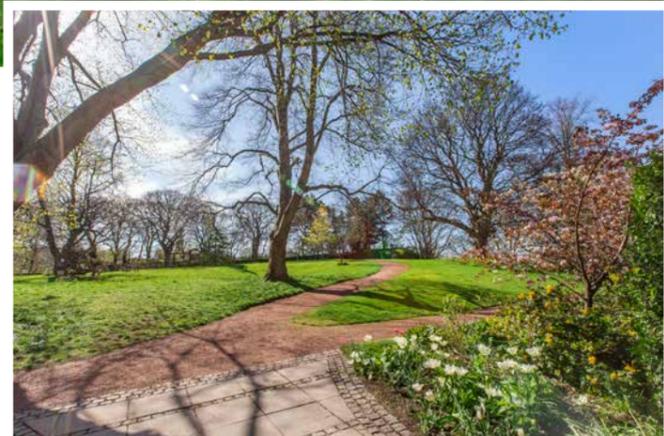
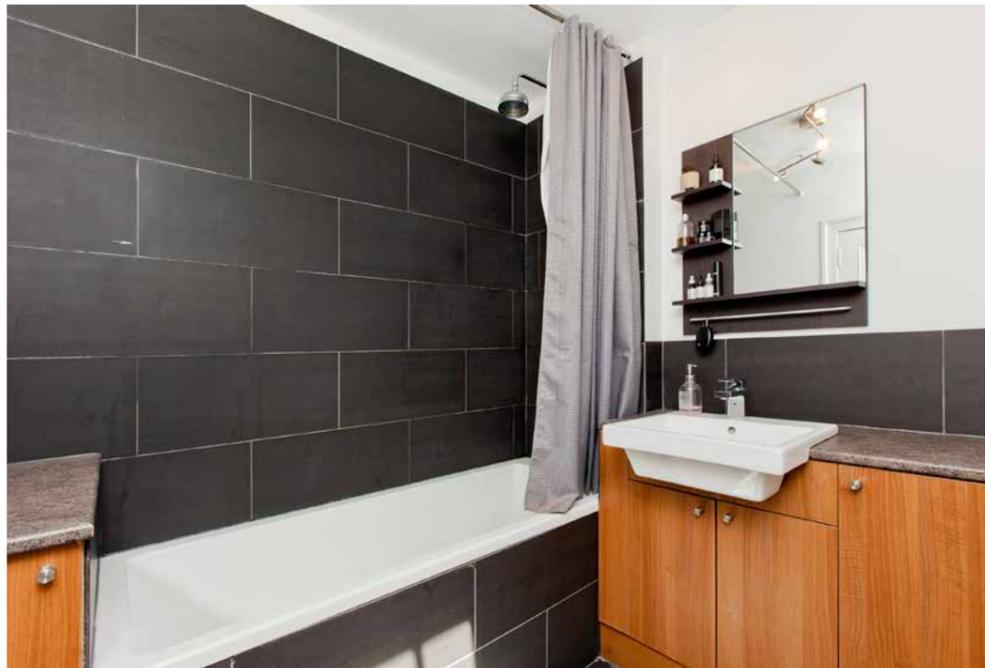
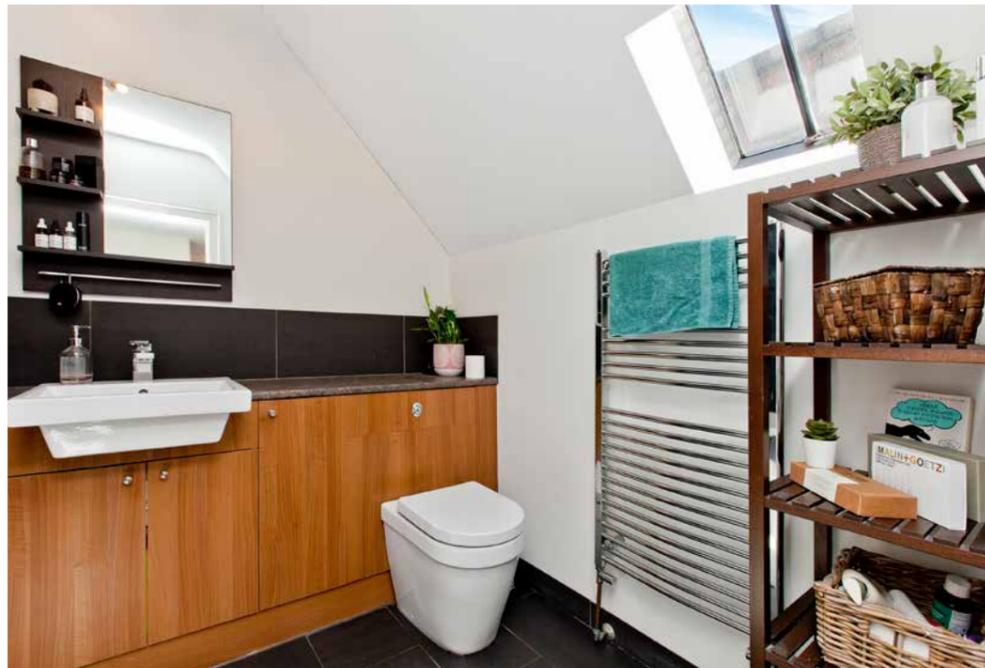




BEDROOMS & BATHROOMS

The living area flows openly into a bright hall area boasting two useful store cupboards and affording access to the home's three double bedrooms. The largest bedroom is presented with neutral décor and carpeting, heightened by a classic ceiling cornice and a feature wall painted in sumptuous bottle green. The neighbouring bedroom, currently utilised as a home study, retains handsome wood flooring and a cornice detail, and enjoys neutral décor supplemented by chic statement wallpaper. The third bedroom, presently a dressing room, is subtly decorated, with fitted carpeting and elegant feature wallpaper. Completing this outstanding home is a contemporary bathroom, partially tiled with large slate tiling. The bright bathroom comes replete with a WC-suite set into a wood-toned vanity unit, a chrome towel radiator, and a bathtub with an overhead shower. The property benefits from a gas central heating system, with classic cast iron radiators.



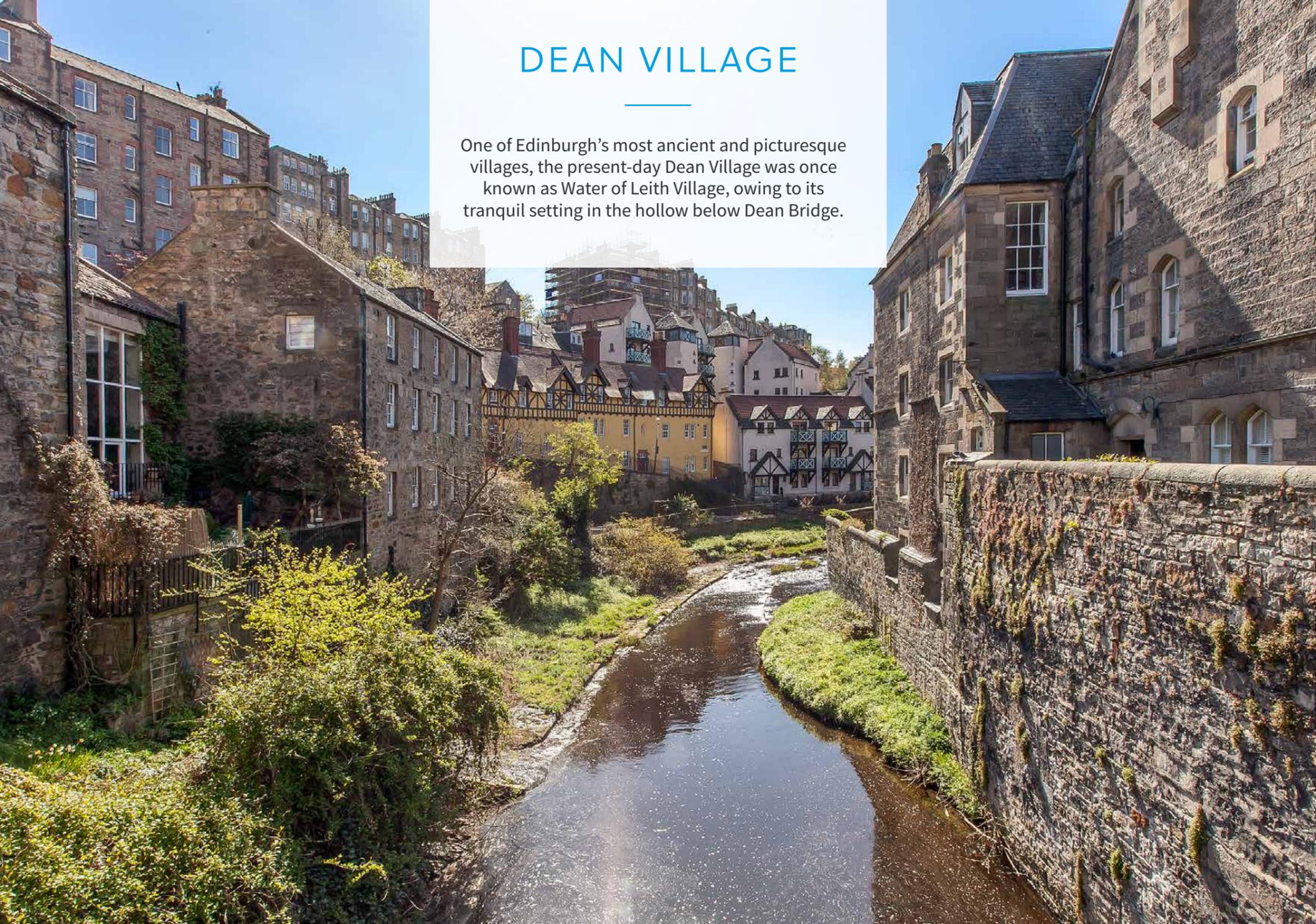


62 Dean Path lies within strolling distance of beautiful open spaces, and benefits from residents' private access to Belgrave Crescent Gardens, for a nominal annual fee. On-street parking in the vicinity falls under Controlled Zone 5.

Extras: Included in the sale are all the fitted floor and window coverings, light fittings, and freestanding and integrated appliances.

DEAN VILLAGE

One of Edinburgh's most ancient and picturesque villages, the present-day Dean Village was once known as Water of Leith Village, owing to its tranquil setting in the hollow below Dean Bridge.



EPC RATING:

E

COUNCIL TAX BAND:

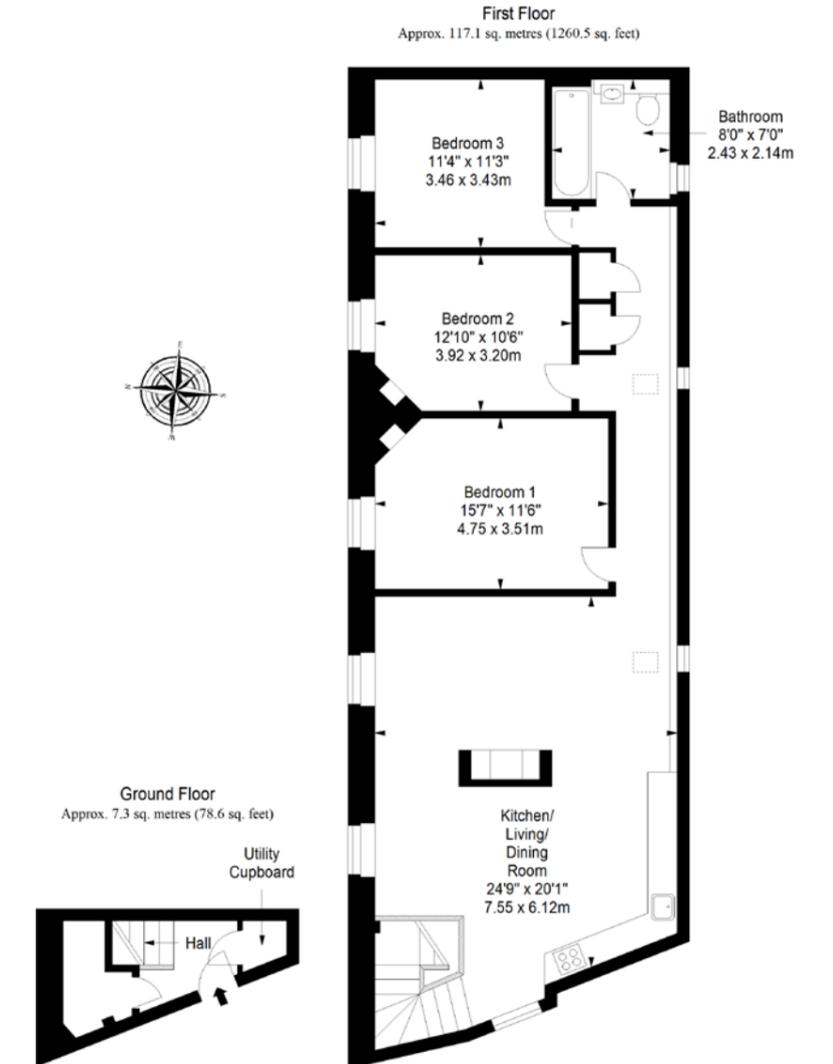
F

VIEWING

By appointment with Gilson Gray on 0131 516 5366.



Situated northwest of the city centre, the former grain milling hamlet was once the site of eleven working grain mills harnessing the strong currents of the Water of Leith. Today the tranquil oasis is considered one of the most desirable residential locations in the capital, offering an idyllic lifestyle just a ten-minute stroll from the city centre. Residents of Dean Village enjoy access to fantastic local services and amenities, both within the larger Dean area, and in neighbouring Stockbridge, and need only step out of their front door to experience some of the most beautiful green spaces in the capital, from tranquil walks along the Water of Leith, to lazy afternoons in beautiful Belgrave Crescent Gardens. Both of Edinburgh's acclaimed modern art galleries are situated within a couple of minutes' walk from the property. Dean Village is within the catchment area for well-regarded Flora Stevenson Primary School and Broughton High School, and is also ideally placed for a choice of independent schools. While perfect for exploring on foot or by bike, Dean Village is also served by excellent public transport links for easy travel across the city, and is also just a fifteen-minute walk from Haymarket railway station and tram stop.





gilsongray.co.uk

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

ST ANDREWS

01334 845 934



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.