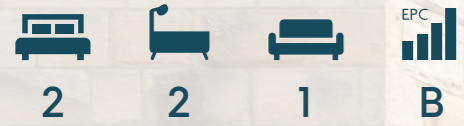


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WELCOME TO:

# BELL'S MILLS

5/1 Bell's Mills, Edinburgh, EH4 3DG



## BELL'S MILLS AT A GLANCE:



Overlooks the  
Water of Leith



Two Bedroom,  
Ground Floor Flat



Sheltered Private  
Balcony



Excellent  
Commuter Links



Excessive Communal  
Gardens and Patio Area



Schools Nearby

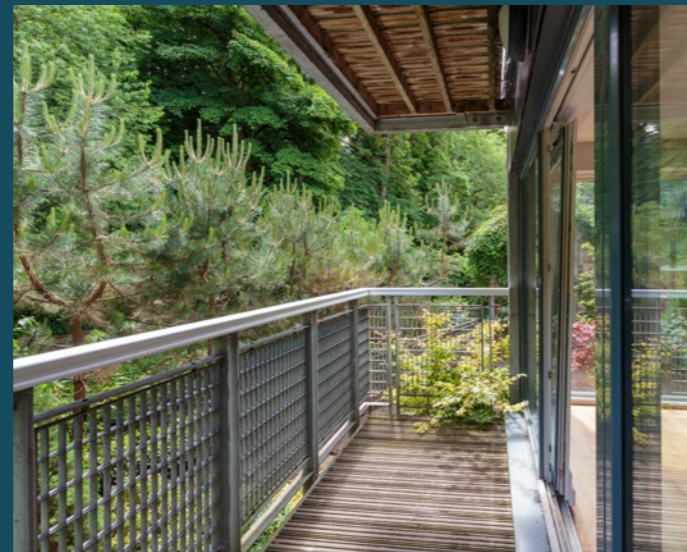




NICKI DOUGLAS  
PROPERTY MANAGER

### PROPERTY HIGHLIGHTS

This is a stunning, contemporary waterfront apartment in the exclusive Bell's Mills development in the heart of the Dean Conservation Area, located next to the tranquil and engaging Water of Leith. This is wonderful, modern accommodation throughout and would make a fantastic, stylish home.



### A LITTLE BIT ABOUT THE PROPERTY:

This modern, spacious two-bedroom apartment is situated in a picturesque riverside location in Edinburgh's desirable Dean Village conservation area. Located in an exclusive gated development on the former site of an 1800s water mill and granary, this stunning ground floor property boasts a private balcony and parking. The West End and Haymarket, and their fabulous restaurants, bars and retailers are within walking distance as is the Gallery of Modern Art and Dean Gallery. This is exceptional city living.

### THIS PROPERTY COMPRISES:

- An inviting entrance hall and foyer
- Spacious and bright open plan kitchen/living/dining room with floor to ceiling windows and sliding doors to the large private balcony overlooking the idyllic Water of Leith
- Contemporary and well-laid out kitchen with utility cupboard, stylish cabinetry, excellent workspace, and high-spec integrated appliances including microwave, oven and hob
- Principal double bedroom bathed in light thanks to dual aspect windows. Excellent built-in double wardrobe and luxurious en-suite shower room with three-piece designer suite
- A further comfortable double bedroom with spacious built-in wardrobe
- Well-presented modern family bathroom with three-piece suite and wall-mounted shower
- Extensive communal gardens and secluded patio area
- Allocated private parking
- Gas central heating and double glazing throughout
- Secure entry system

## LIVING ROOM/DINING

A bright and open space perfect for relaxing, dining and entertaining.

- Plentiful natural light thanks to large windows
- Sheltered private balcony overlooking the Water of Leith
- Convenient flow into the kitchen
- Versatile layout dependent upon your lifestyle



## KITCHEN

A contemporary kitchen easily accessed from the open-plan living area and the hallway.

- Stylish cabinetry
- Plentiful floor and wall storage alongside a utility cupboard
- High-spec integrated appliances including microwave and oven
- Attractive neutral décor including wooden floorboards



## PRINCIPAL BEDROOM

A restful space with delightful dual aspect.

- Well-proportioned and spacious
- Cosy carpeting and neutral décor
- Built-in double wardrobe
- Luxurious en-suite shower room



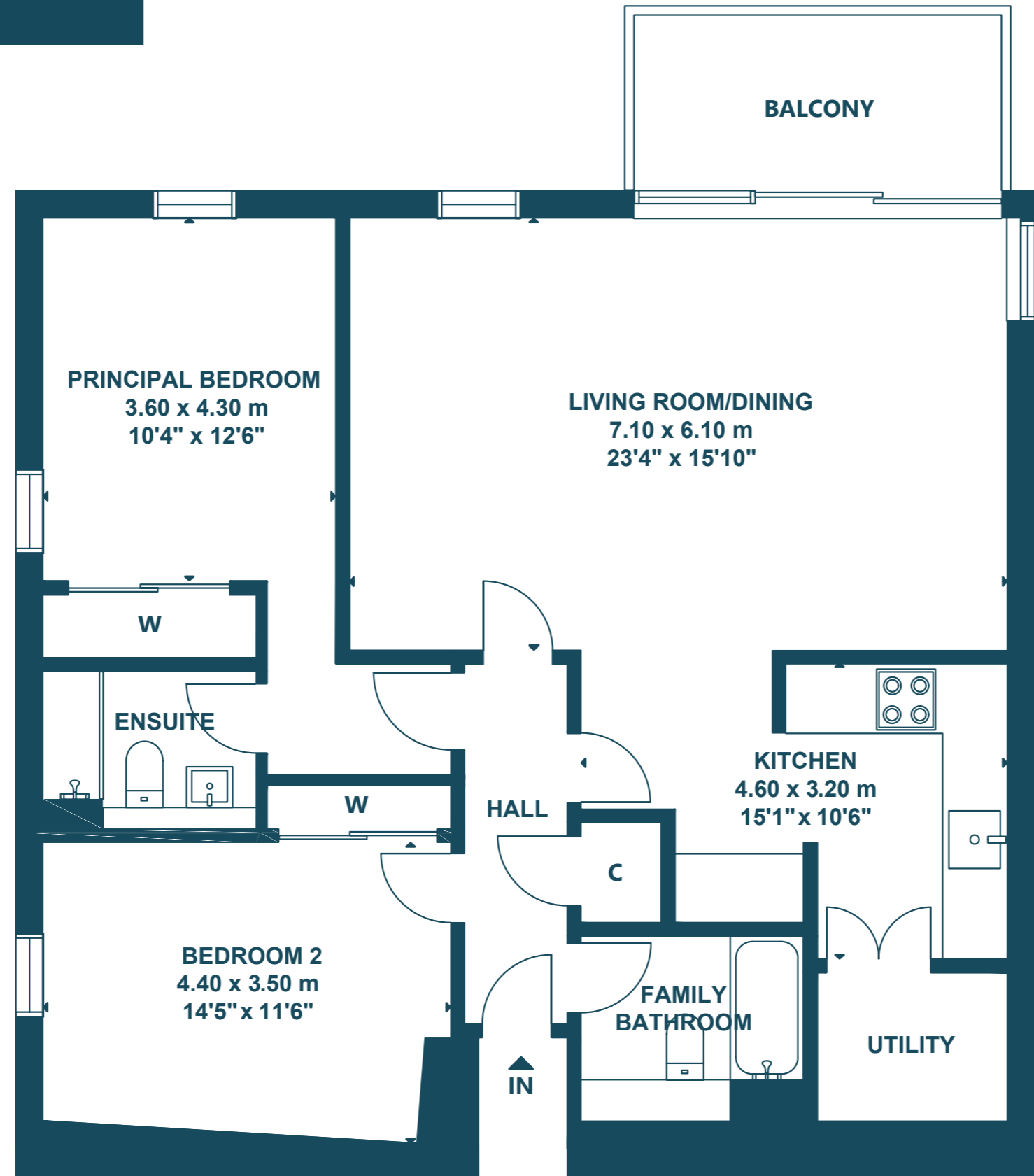
## FAMILY BATHROOM

Well-presented and modern bathroom in-keeping with en-suite design

- Contemporary three-piece suite
- Sleek wall and floor tiles
- Chrome radiator
- Bath features a wall-mounted shower



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GROUND FLOOR

## LOCATION, LOCATION, LOCATION:

The desirable Dean Village conservation area is a short walk away from Edinburgh's West End, as well as the vibrant Charlotte Square and George Street with all their popular cafes, bars, restaurants, and retailers. The bustling area of Stockbridge is also nearby offering a wealth of amenities. Waitrose and Craigmile Retail Park provide further shopping and supermarket options.

A multitude of leisure opportunities await from the leafy walkways of the Water of Leith, Inverleith Park and The Royal Botanic Garden, to something more lively at The Dean Tennis and Squash Club, The Grange Club, or The Edinburgh Sports

Club. Culturally, right on the doorstep are the Scottish National Gallery of Modern Art and Dean Gallery.

An excellent choice of state and private primary and secondary schooling is available in the area including Flora Stevenson Primary, Broughton High School, The Mary Erskine School, Stewart's Melville College, and St George's School for Girls.

Queensferry Road offers convenient access to Edinburgh Airport and onto Scotland's motorway network, whilst Haymarket Railway Station is within walking distance.



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# WE'D LOVE TO HEAR FROM YOU:

 [enquiries@coulters.co.uk](mailto:enquiries@coulters.co.uk)

 0131 603 7333

 [coultersproperty.co.uk](http://coultersproperty.co.uk)