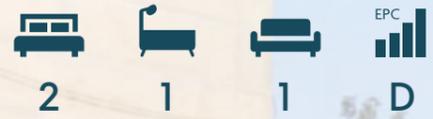


COULTERS[©]

WELCOME TO:

DEAN PARK STREET

4/6, Dean Park Street, Stockbridge, Edinburgh, EH4 1JL



DEAN PARK STREET AT A GLANCE:



Cosmopolitan
Stockbridge location



Traditional two-
bedroom flat



Bright and bay
windowed lounge



Walking distance
into city centre



Inverleith Park
on your doorstep



Superb local
amenities

EXTRAS:

All blinds and carpets and fitted floor coverings are included. Also included is the chandelier in the lounge, the curtains in bedroom one, all light bulbs and the bespoke radiator boxes.



A LITTLE BIT ABOUT THE PROPERTY:

An immaculate, second floor two-bedroom apartment situated in the heart of Edinburgh's cosmopolitan and fashionable Stockbridge. Beautifully presented and forming part of a traditional tenement building, with attractive shared garden, its coveted location near to excellent amenities, beautiful green spaces and the city centre make it an ideal home for a professional, first-time buyer or couple.

- Bright and bay windowed lounge with charming period features including; elegant window seat, hardwood flooring, Edinburgh press, and attractive original fireplace with tiled insert, ceiling rose and striking chandelier
- Well-proportioned kitchen with attractive wooden flooring, stylish shaker wall and floor units, and integrated appliances including recently installed Bosch oven and hob
- A light and airy rear facing carpeted double bedroom with generous built-in cupboard, and Edinburgh press
- A further inviting double bedroom with neutral décor
- Newly renovated luxurious shower room with underfloor heating and heated mirror. Comprises classic three-piece suite with indulgent waterfall shower, hidden cistern Bayswater WC and washbasin built into bespoke storage
- Versatile box room offering home office space or additional storage
- Well-tended shared rear garden mainly laid to lawn
- Gas central heating throughout, controlled by a Hive thermostat
- Secure entry system and neat shared stairwell



LOCATION, LOCATION, LOCATION:

Set within Edinburgh's historic and prestigious New Town, Stockbridge is one of the city's most desirable areas.

Only a short walk from Princes Street and the city centre, this property benefits from a wide array of local amenities. These include independent boutiques, artisan cafes and renowned restaurants such as Artisan Roast, The Raeburn, and Tom Kitchin's the Scran and Scallie, as well as a post office, chemist, and newsagents. A new retail development within walking distance on Raeburn Place boasts a Dobbies Garden Centre, Co-op, and other retailers. There is also a popular farmers market held every Sunday. A Waitrose at Comely Bank and Sainsburys at Craigmyle Retail Park are both within walking distance.

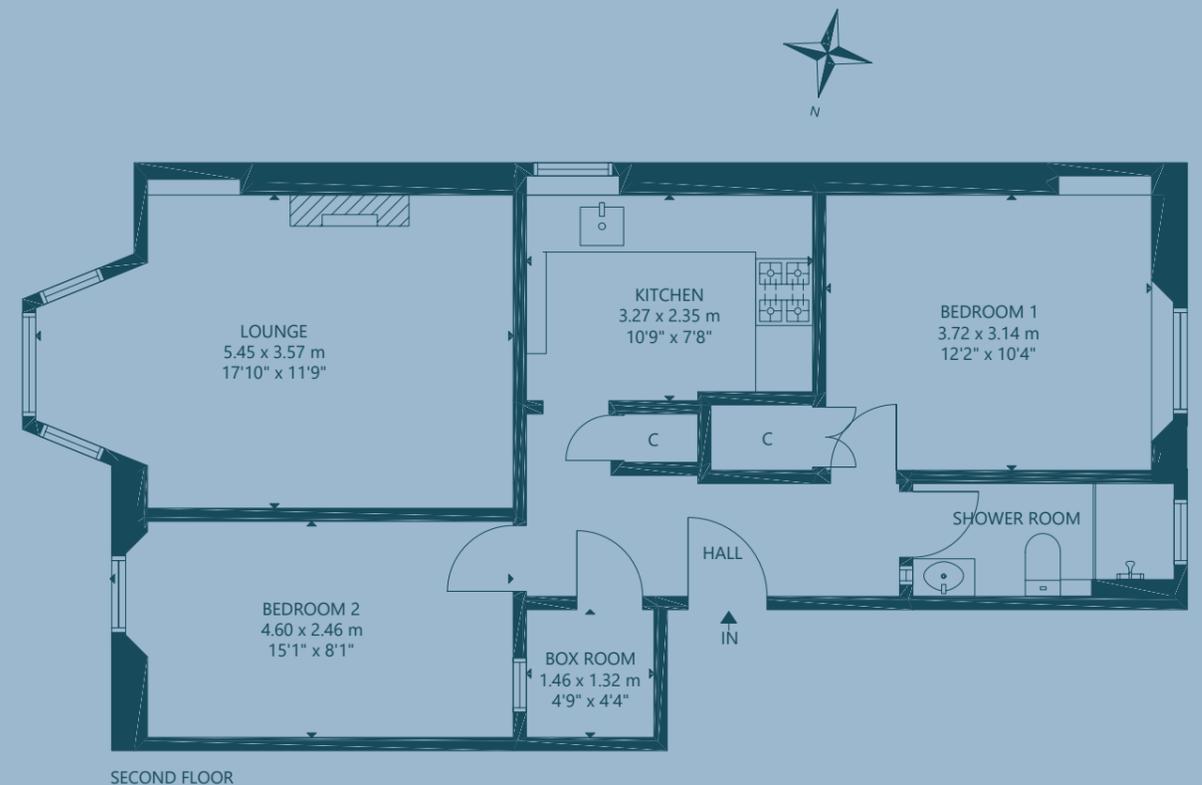
Leisure opportunities are available at Glenogle Swim Centre, The Grange, and Westwood's Gym, all in easy reach. The green open spaces of Inverleith Park and The Royal Botanic Gardens are easily walkable.

It is well positioned for highly regarded schooling including Edinburgh Academy, Fettes College, and Flora Stevenson Primary School.

The area provides quick access to the motorway network, Queensferry Crossing and City Bypass, and regular buses from Raeburn Place take you into the city centre and Waverley Station in 10 minutes.



FLOOR PLAN:



4/6, Dean Park Street, Stockbridge, Edinburgh, EH4 1JL

Approx. Gross Internal Area

712 Sq Ft - 66 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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