



32/3 St Bernard's Crescent, Edinburgh, EH4 1NS

Description

Immaculately presented first floor flat with lift access situated in the Dean area of Stockbridge. It is in excellent condition and has access by a second entrance on to Ann Street to extensive shared private gardens for a modest annual fee. It forms part of Ann House, a modern development with a traditional façade, in keeping with the other period properties in the area. The property is close to the excellent amenities of Stockbridge and is only a short walk from the City Centre. There is also electric storage heating.

The bright and spacious accommodation comprises:

- Common entrance hall with lift to all floors
- Entrance hall with storage cupboard
- Generous living/dining room with two sash windows (with secondary glazing), cornicing, feature bioethanol fireplace and oak flooring
- Modern breakfasting kitchen fitted with a range of gloss white wall and base mounted units with solid wood worktop with inset stainless steel sink with mixer tap and appliances including an electric ceramic hob, electric fan oven, integrated fridge/freezer, dishwasher and washer dryer.
- There are two good sized double bedrooms
- Luxurious modern bathroom which is fully tiled and fitted with a wash basin, WC, bath and separate shower enclosure.

Location

The Dean area is a sought after area on the southern edge of Stockbridge and close to the City Centre. It lies within easy walking distance of the city's main shopping, business and financial centres. It is also close to both the West End and Stockbridge with its excellent mix of shops, banks, bistros, restaurants, well-established Sunday market and also with a nearby Waitrose. Slightly further afield is Craighleith Retail Park. It is in the school catchment for Flora Stevenson Primary School, St Mary's RC Primary School, Broughton High School and St Thomas Of Aquin's R.C. High School.



Viewing details

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

www.dmdlaw.co.uk



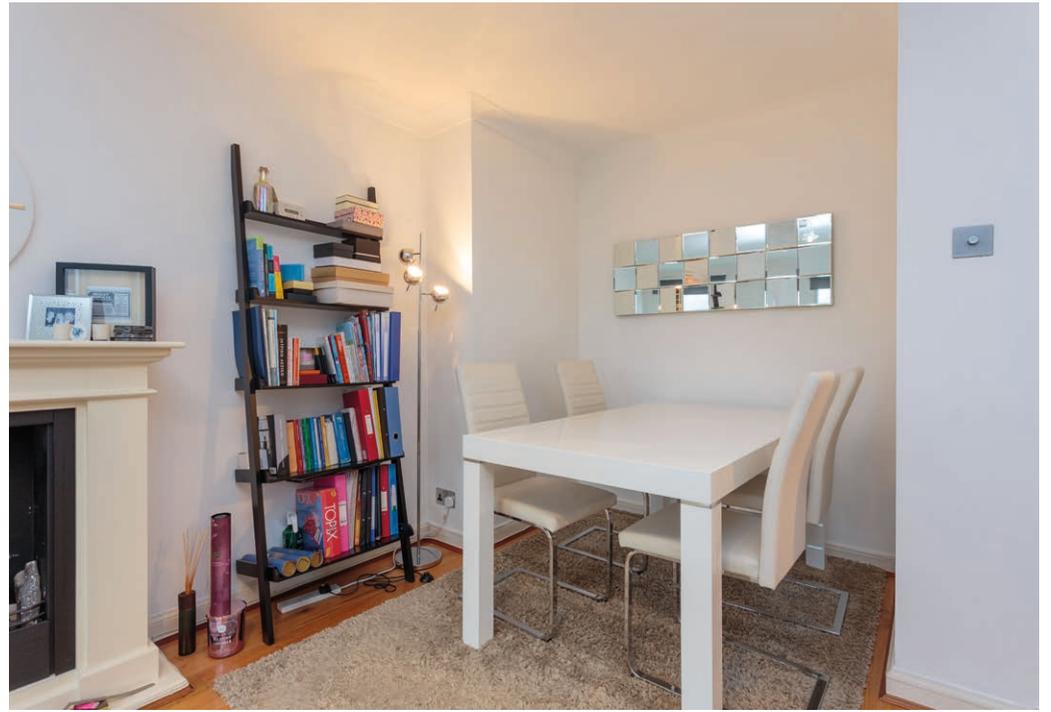
EPC rating
?



Looking for more information about selling your property?

We offer free market appraisals on request







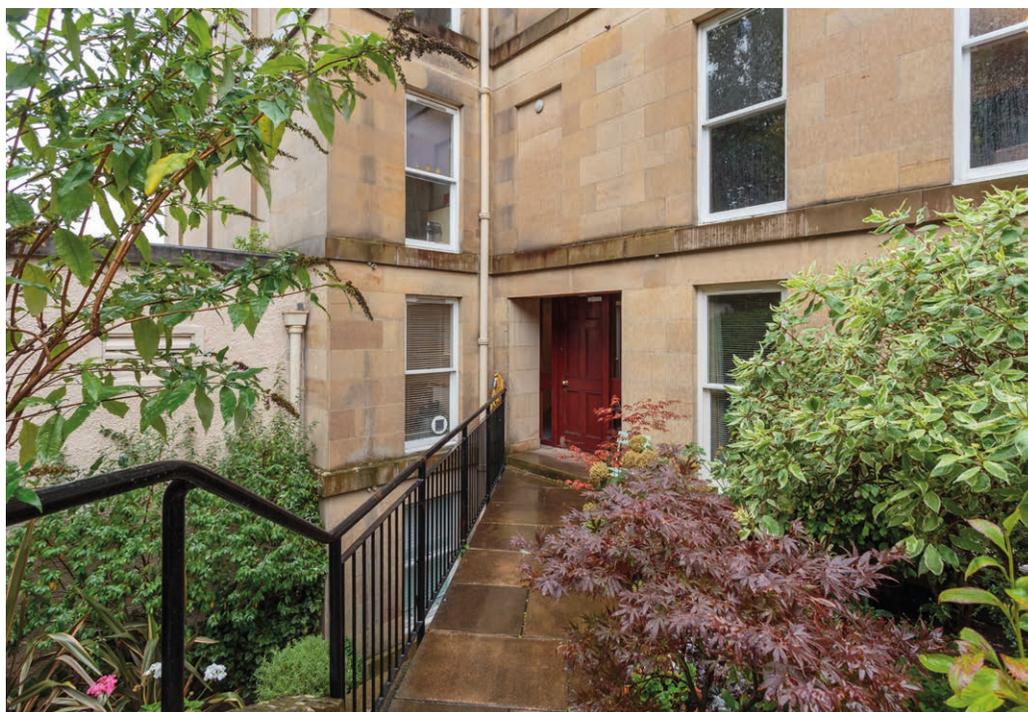
Many of Edinburgh's finest independent schools are also close by including Fettes College, Edinburgh Academy, St Georges School, The Mary Erskine School and Stewart's Melville College. The Usher Hall, Traverse and Lyceum Theatres, National Gallery of Modern Art, Dean Tennis Club, Drumsheugh Baths, the Botanic Gardens and Edinburgh Sports Club all lie within easy walking distance. Nearby pleasant walks can also be enjoyed along the Water of Leith Walkway. Transport facilities are excellent in terms of both bus routes and Haymarket Railway Station and trams at the West End.

Outside & Gardens

There is a communal garden to the rear of the building, which is pleasantly landscaped and maintained by a landscaping company. There is resident permit parking available on street with further metered parking. The property also has access to the Dean Gardens, a large shared private garden which is a short walk from the property. The annual cost is around £120 for getting a key to access the gardens. There is a communal bike store and a separate shared external storage area.

Extras

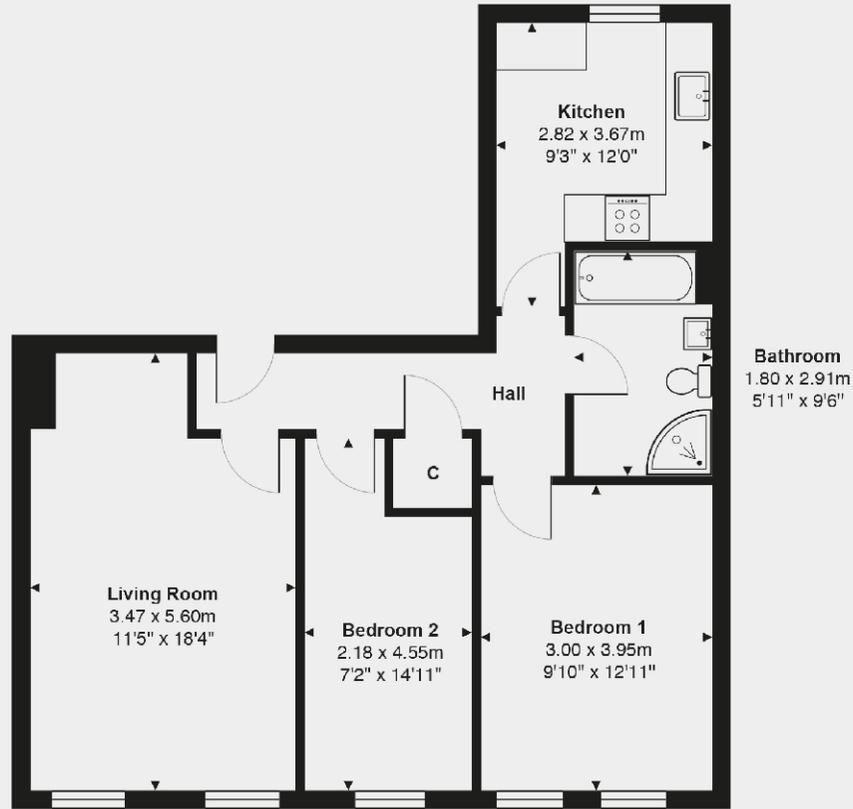
The fixed floor coverings, blinds, curtains and kitchen appliances are included in the sale.



Flat 3, 32 St Bernard's Crescent, Edinburgh, EH4 1NS

Total Area: 62.2 m² ... 669 ft²

All measurements are approximate and for display purposes only



First Floor

DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

Zoopla