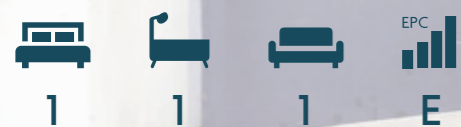


COULTERS<sup>®</sup>

WELCOME TO:

# DEAN BANK LANE

17/7 Dean Bank Lane, Stockbridge, Edinburgh, EH3 5BS



## DEAN BANK LANE AT A GLANCE:



Sought-after  
Stockbridge location



One-bedroom  
modern apartment



Bright lounge with  
Water of Leith views



Excellent local leisure  
and retail amenities



The Royal Botanic  
Garden nearby



Peaceful location  
on quiet lane

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

This one-bedroom apartment lies in Edinburgh's sought-after historic Stockbridge. On the top floor of a modern property, it is well-proportioned with views of the Water of Leith and surroundings. Ideally located in a peaceful residential street and in easy reach of the City Centre. With excellent local retail and leisure amenities and idyllic green spaces on the doorstep, it will make an ideal home for a professional, first-time buyer or investor.

- A bright lounge with views of the Water of Leith, featuring bay windows and a tasteful décor. Space allows for a versatile furniture layout and dining
- A well-designed fitted kitchen with ample storage, and worktop space. Integrated appliances include extractor hood, oven, and hob
- A carpeted double bedroom with built-in wardrobes and rooftop views
- Bathroom with three-piece white suite including WC, washbasin built into vanity and wall-mounted shower over bath. Also features chrome towel rail
- Useful stairway storage
- Secure entry system
- Electric heating throughout
- On street (permit) parking



## LOCATION, LOCATION, LOCATION:

Set in the picturesque Stockbridge, the property occupies an idyllic residential location and is only moments from the City Centre.

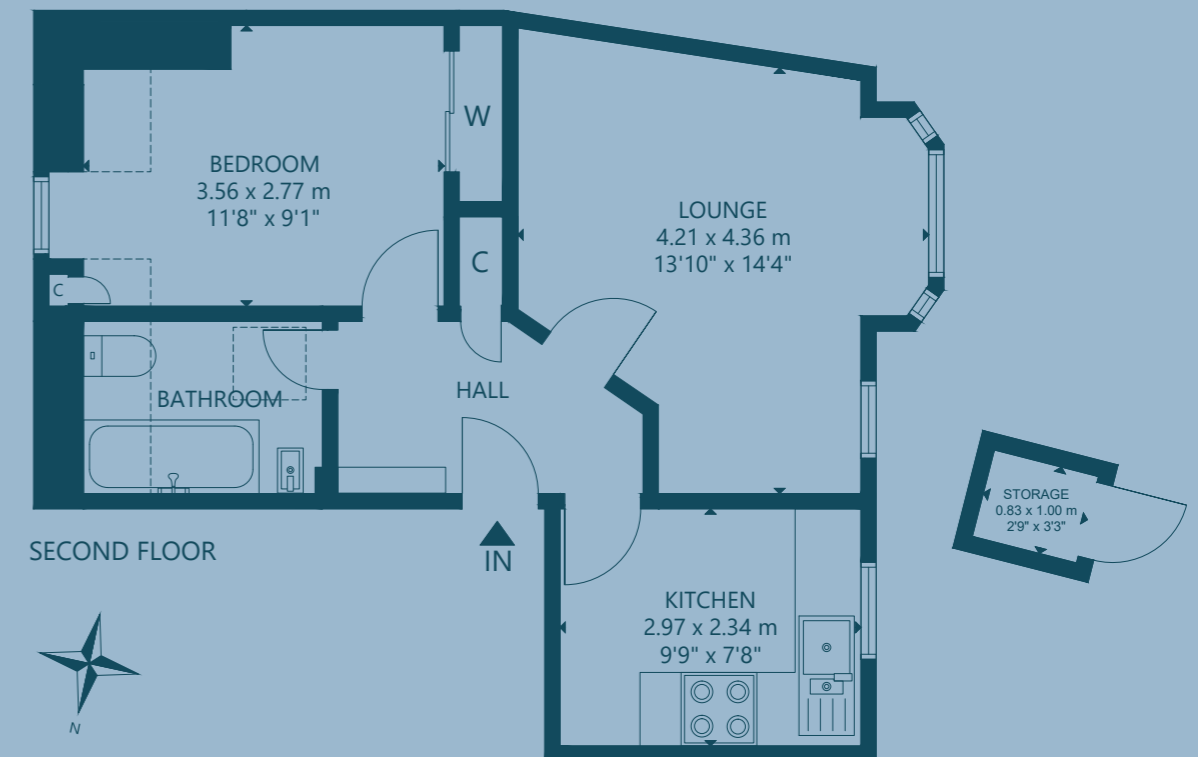
There is an abundance of amenities in walking distance including vibrant bars such as Hamilton's and Hectors, renowned restaurants including The Scran and Scallie, and award-winning fishmongers, butchers, and cheesemongers. It is well-served by local convenience stores, a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craighleith Retail Park which is a five-minute drive. Stockbridge also hosts a popular weekly farmers market.

The Royal Botanic Garden and Inverleith Park are just over ten minutes' walk away. Other recreational amenities include the nearby Dean Tennis and Squash Club, Grange Club, and Glenogle Swim Centre.

Although in walking distance, regular buses also take you into the city centre, St James Quarter, Waverley Station and beyond, and it is in close proximity to the City Bypass and Edinburgh International Airport.



## FLOOR PLAN:



17/7 Dean Bank Lane, Stockbridge, Edinburgh, EH3 5BS

Approx. Gross Internal Area Excluding Storage

466 Sq Ft - 43 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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