



COULTERS[©]

WELCOME TO:

SUNBURY PLACE

4 Sunbury Place, Belford, Edinburgh, EH4 3BY



SUNBURY PLACE AT A GLANCE:



Leafy Dean Village location



Townhouse with garage



Large snug space ideal



Walking distance of Stockbridge



Close to The Royal Botanic Garden



Excellent amenities

EXTRAS:

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



A LITTLE BIT ABOUT THE PROPERTY:

Spanning four floors and peacefully positioned in Edinburgh's sought-after Dean Village nestled by the Water of Leith, this is a stylish townhouse with an integral garage and garden. Generously proportioned, the light-filled accommodation has been finished to a high standard throughout and is perfect for a comfortable modern lifestyle. Enjoying an idyllic setting, it is within easy reach of the West End, the Financial District, and fashionable Stockbridge, and will make a wonderful family home.

- Light-filled carpeted living room with a delightful dual aspect.
- Dining kitchen adjoining the living room with light grey shaker-style wall and floor units and gloss black granite worktops. Quality integrated appliances include an eye-level microwave, double oven, extractor hood, and gas hob.
- Ground floor hidden cistern WC with washbasin.
- Twin-windowed principal double bedroom with bespoke built-in wardrobes. Features a chic rainfall shower room with towel radiator.
- An additional carpeted double bedroom, and two comfortable single bedrooms.
- Good-sized utility room with garden access, storage, and a sink.
- Luxury family bathroom with a three-piece contemporary white suite.
- Versatile and bright carpeted snug spanning the fourth floor and currently used as a home office. Features a burning stove.
- Delightful enclosed south-east-facing rear garden with decking and lawn.
- Gas central heating and double glazing throughout.
- Integral garage and a double-car driveway.





LOCATION, LOCATION, LOCATION:

The Dean Village is a picturesque UNESCO World Heritage Site nestled by the banks of the Water of Leith yet only a short walk to Princes Street. Enjoying a peaceful residential location within this setting the property is close to The Royal Botanic Garden and Inverleith Park. Fantastic opportunities for indoor recreation are available at the members-only Drumsheugh Baths Club, a beautifully refurbished 70ft Victorian swimming pool with gym, sauna, and steam room; and at the Edinburgh Sports Club where you can enjoy a range of racquet sports.

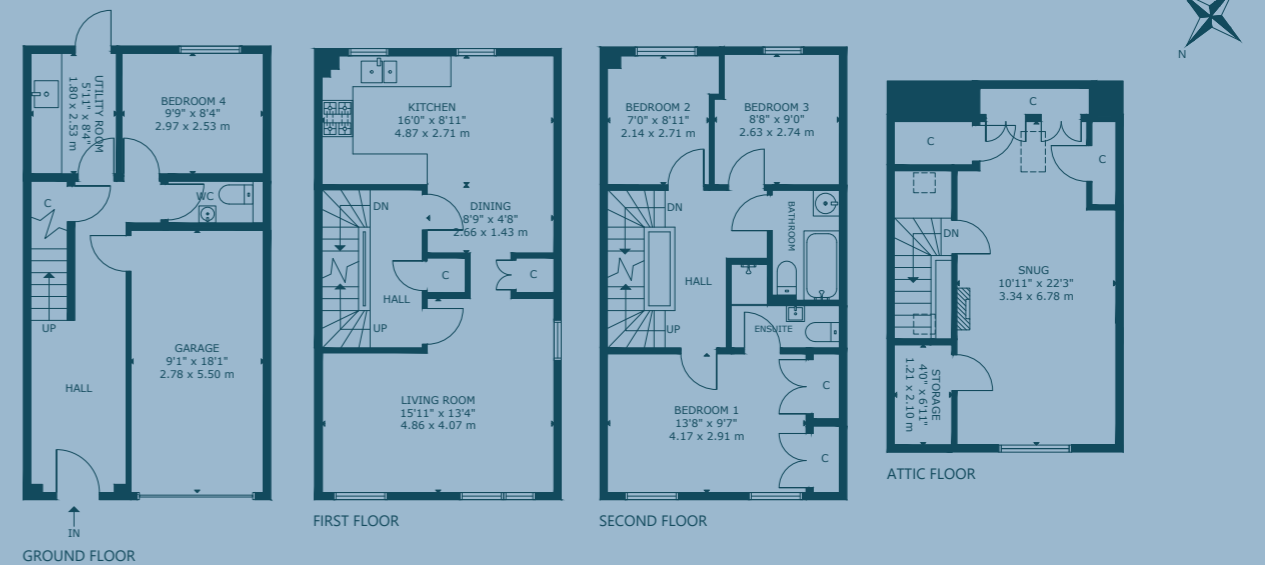
Close to the West End, along with cosmopolitan Stockbridge discover an array of bustling bars and restaurants. Independent retailers and specialist shops are in abundance in Stockbridge with

Artisan Roast, Ian Mellis Cheesemongers, and Herbie's of Edinburgh Deli just some of the places to discover along with the thriving Sunday farmers market. There is a large Waitrose supermarket at Comely Bank and a Marks and Spencer, and Sainsbury's supermarket at Craighleith Retail Park.

Local schooling includes Flora Stevenson Primary and Broughton High School with Edinburgh private choices such as Fettes College and Edinburgh Academy nearby. The property offers easy access to the Water of Leith walk and cycle paths, and it is well-located for Haymarket Train Station and tram stop, the motorway network, The Queensferry Crossing, and Edinburgh International Airport.



FLOOR PLAN:



4 Sunbury Place, Belford, Edinburgh, EH4 3BY

Approx. Gross Internal Area

1,627 Sq Ft - 152 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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