



54 1f, Dean Path, Edinburgh, EH4 3AU

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this rarely available upper mews apartment with two double bedrooms offering bright and spacious accommodation. The property is ideally located in the prestigious and tranquil Dean Village area of Edinburgh close to many local amenities whilst being conveniently placed for quick and easy access to the City Centre. The property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Entrance to staircase leading to the upper landing.
- Upper landing offering good storage facilities.
- Bright and spacious living room with windows to the front and rear offering lots of natural daylight.
- Dining kitchen equipped with a good range of wall and base units along with integrated appliances.
- Front facing double bedroom with walk in wardrobe storage.
- Rear facing double bedroom with ample space for

- free standing furniture.
- Stylish bathroom comprising WC, wash hand basin, vanity storage, bath, shower cubicle and ladder radiator.
- Gas central heating.
- Sash and case windows.
- Permit holders parking.
- Furniture may be available by separate negotiation.



Location

Situated northwest of the city centre, Dean Village offers a tranquil oasis and is considered one of the most desirable residential locations in the capital, offering an idyllic lifestyle just a short stroll from the city centre. Residents of Dean Village enjoy access to fantastic local services and amenities, both within the larger Dean area, and in neighbouring Stockbridge, and need only step out of their front door to experience some of the most beautiful green spaces in the capital, from tranquil walks along the Water of Leith, to lazy afternoons in beautiful Belgrave Crescent Gardens. Whilst being perfect for exploring on foot or by bike, Dean Village is also served by excellent public transport links for easy travel across the city, and is also just a short walk from Haymarket railway station and tram stop.

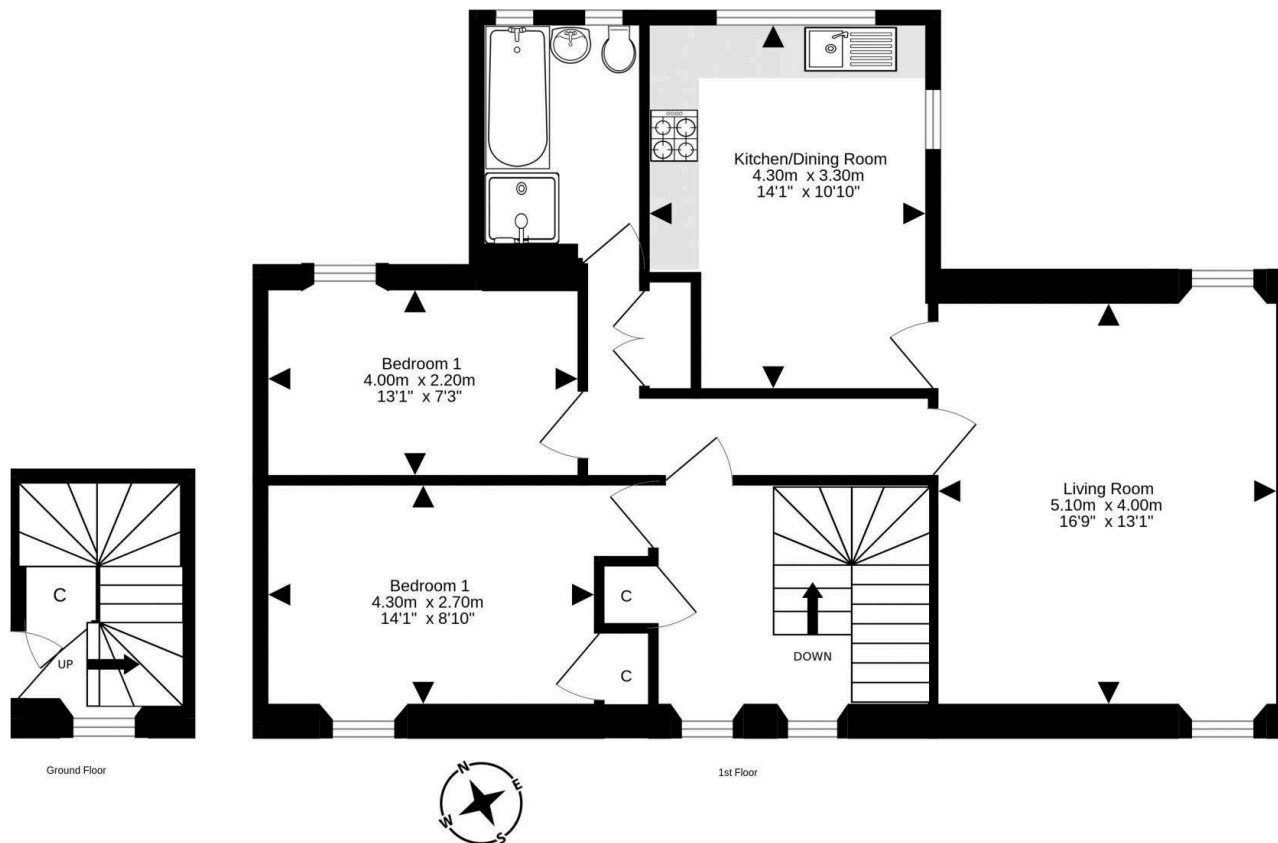
Extras

The integrated kitchen appliances and fitted floor coverings will be included in the sale.

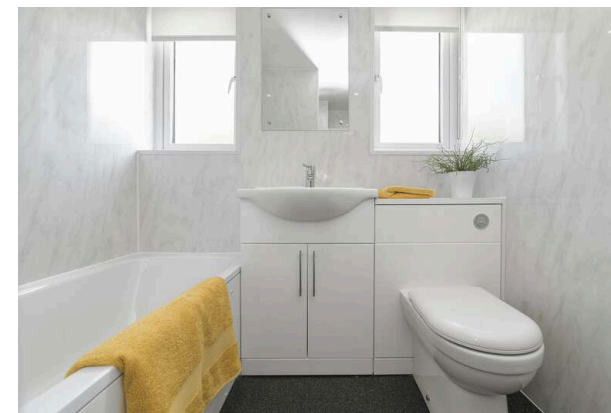
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

