

COULTERS[©]

10 (2F3) DEAN PARK STREET

STOCKBRIDGE, EDINBURGH, EH4 1JW

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE


Enviably situated in the heart of highly desirable Stockbridge, close to award-winning restaurants and amenities, this charming two bedroom, second-floor city flat forms part of a traditional tenement, offering contemporary upgrades paired with retained period features.

Accommodation comprises of a large living/dining room, a new kitchen with integrated appliances, a double bedroom, single bedroom/home office and a bathroom. There is sizeable pantry style cupboard off the kitchen and further storage is available within the hallway.

The property is fitted with modern gas central heating and double glazing.

KEY FEATURES


 Second floor apartment on quiet street.

 Beautifully kept shared gardens.

 Inverleith Park on the doorstep.

 Two bedrooms.

 Permit parking available.

 Fantastic independent boutiques and eateries.



GARDENS

Outside, the shared gardens have been beautifully maintained by residents. There is a large lawn/drying green and well-tended borders with a picturesque backdrop of the stone-built terrace beyond.

PARKING

Permit parking is available on Dean Park Street.



THE LOCAL AREA

With a charming village feel and striking Georgian architecture, Edinburgh's prestigious and historic Stockbridge is one of the most desirable areas of the City in which to live. It is known for its selection of independent artisan shops, boutiques and eateries. The Stockbridge Market, held every Sunday, is a popular attraction where you can find a wide variety of local produce. For daily shopping needs, there is a Scotmid, Sainsbury's Local and Co-op Food. You will find a large Waitrose at Comely Bank and a Sainsbury's and Marks and Spencer at Craighleith Retail Park. When it comes to picturesque green spaces, you are spoilt for choice. From the Royal Botanic Garden to Inverleith Park or the Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club. Regular buses taking you swiftly to the City Centre, Waverley Train Station and the tram link to Edinburgh Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



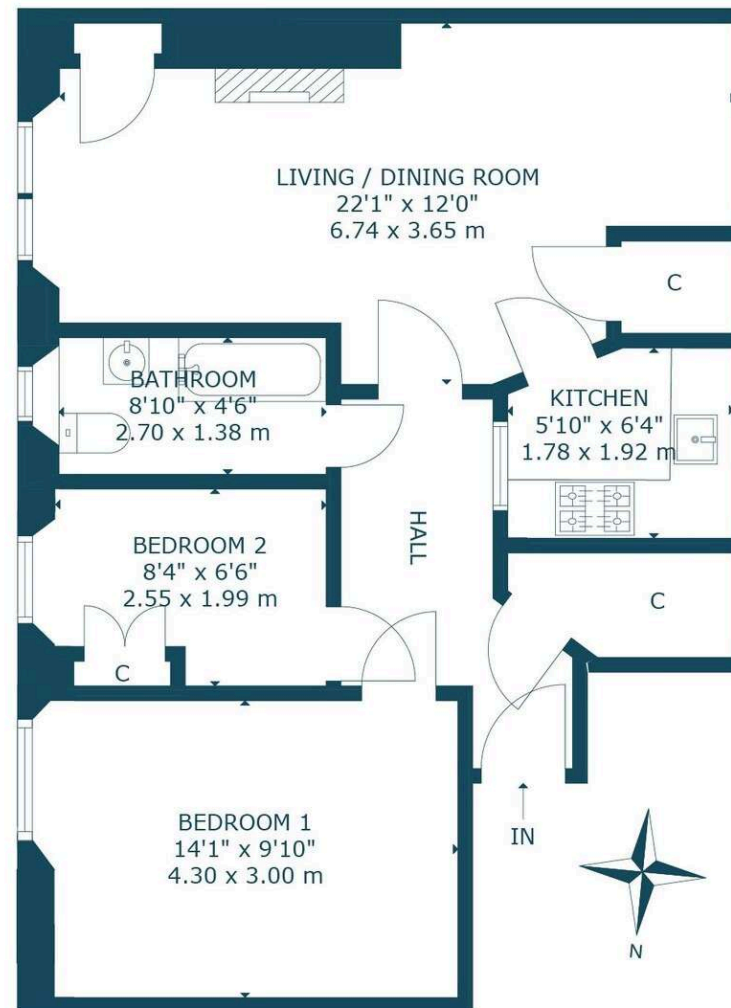
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



SECOND FLOOR

10 (2F3) DEAN PARK STREET, STOCKBRIDGE, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 670 SQ FT / 62 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.