

COULTERS<sup>©</sup>

# 17/3F2 DEAN PARK STREET

STOCKBRIDGE, EDINBURGH, EH4 1JS

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

This well presented top floor two-bedroom flat located in the highly desirable area of Stockbridge benefits from plenty of natural light.

The accommodation, which offers traditional aspects and comprises: a welcoming hallway, an open-plan lounge/kitchen with space for dining. Within the kitchen area is an integrated fridge freezer, gas hob, and slimline dishwasher.

The master double bedroom is generous in size with a built in wardrobe and original fireplace.

## KEY FEATURES

 Top floor apartment in the heart of Stockbridge.

 Well maintained communal gardens.

 Inverleith Park on the doorstep.

 2 bedrooms.

 On street permit parking.

 Excellent local amenities within walking distance.



A second bedroom can also be used as an office space. The bathroom has a large walk-in shower, toilet, sink and chrome radiator.

The property further benefits from gas central heating, a utility room, a well-maintained communal garden to the rear and on street permit parking.



## THE LOCAL AREA

With a charming village feel, Edinburgh's Stockbridge is one of the most desirable areas in the City. It is known for its selection of independent shops and eateries. The weekly Stockbridge Market is a popular attraction where you can find a variety of local produce. You will find a large Waitrose at Comely Bank and a Sainsbury's and Marks and Spencer at Craighleith Retail Park. From Royal Botanic Garden to Inverleith Park or the beautiful Water of Leith Walkway, there is plenty to enjoy. Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey are nearby. The area also benefits from regular buses to the city

## EXTRAS

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

## GET IN TOUCH



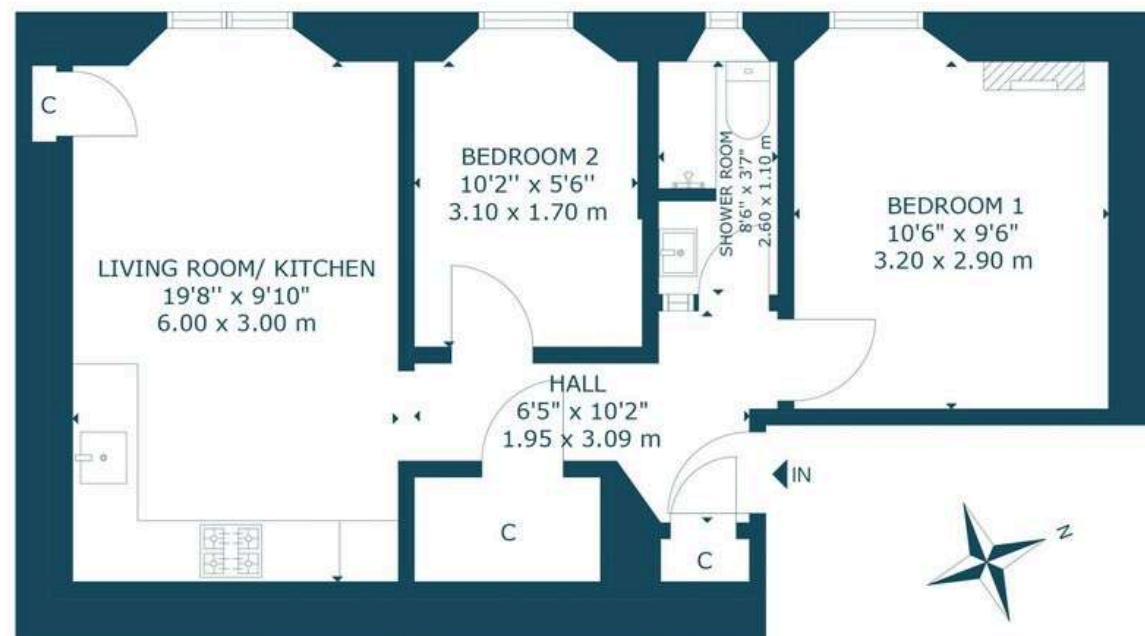
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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



THIRD FLOOR

17/3F2 DEAN PARK STREET, EDINBURGH, EH4 1JS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 527 SQ FT / 49 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## 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.