



GILSON GRAY

LAW • PROPERTY • FINANCE

20/1F3 DEAN PARK STREET

Stockbridge, Edinburgh, EH4 1JT



Enjoying one of the capital's most exclusive central locations, within the charming urban village of Stockbridge, this traditional first-floor tenement flat offers neutral interiors with one spacious double bedroom, a shower room, and a living/dining room adjoined to a bright, stylish kitchen. The flat benefits from shared access to a rear garden and on-street parking falls under Controlled Zone N3.

Extras: All fitted floor and window coverings, light fittings, a freezer, and a washing machine are included. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Sought-after central location
- Neutral décor with traditional features
- First-floor tenement flat
- Secure entry system
- Entrance hall
- Living/dining room
- Bright contemporary kitchen
- One spacious double bedroom with storage
- Shower room
- Communal garden
- Controlled on-street parking (Zone 3)
- Gas central heating and double glazing







"AN ENVIABLE CENTRAL LOCATION CLOSE TO INVERLEITH PARK, THE WATER OF LEITH, AND PICTURESQUE DEAN VILLAGE."





EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

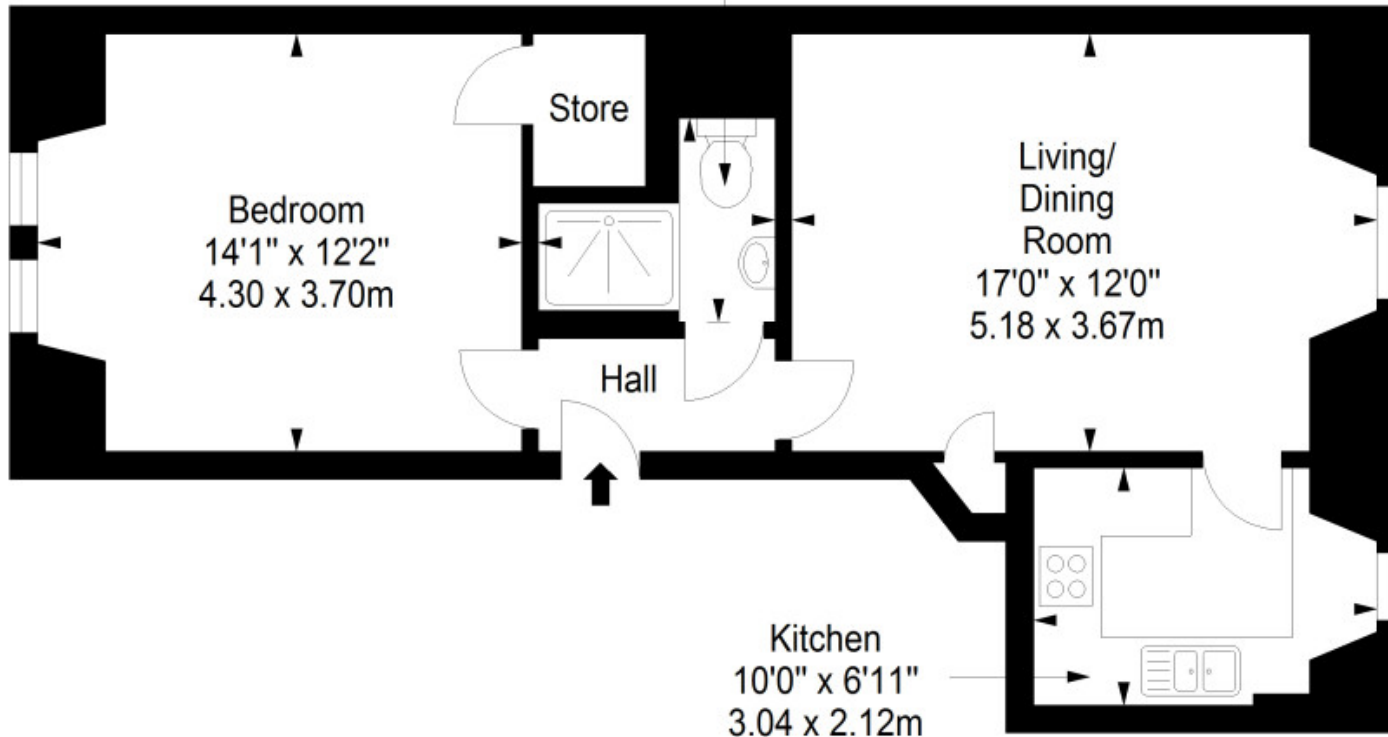
Approx. 48.2 sq. metres (518.8 sq. feet)



Shower Room

6'9" x 5'11"

2.05 x 1.80m



Bedroom
14'1" x 12'2"
4.30 x 3.70m

Store

Living/
Dining
Room
17'0" x 12'0"
5.18 x 3.67m

Hall

Kitchen
10'0" x 6'11"
3.04 x 2.12m

Total area: approx. 48.2 sq. metres (518.8 sq. feet)



GILSONGRAY.CO.UK

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