



COULTERS[®]

22 (PF2) DEAN PARK STREET

STOCKBRIDGE, EDINBURGH, EH4 1JT

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Dean Park Street is a great location for a first-time buyer or investor to purchase a property in the highly sought-after area of Stockbridge, to the north of the city centre. This delightful, well-presented one-bedroom ground floor flat is beautifully presented, in good decorative order and benefits from double glazing, upgraded smoke alarms and recent upgrading to create a stunning kitchen. Accessed by way of a shared entrance to a communal stair, the flat is situated on the right-hand side with the front door opening onto the hall. The cosy sitting room/dining room looks to the front of the building with elegant cornices, fitted carpets, a lovely electric fireplace forming a delightful focal point in the room.

KEY FEATURES



Attractive, well-maintained ground floor flat.



One charming double bedroom with fitted wardrobes.



Close to Inverleith Park and the Royal Botanic Gardens Edinburgh.



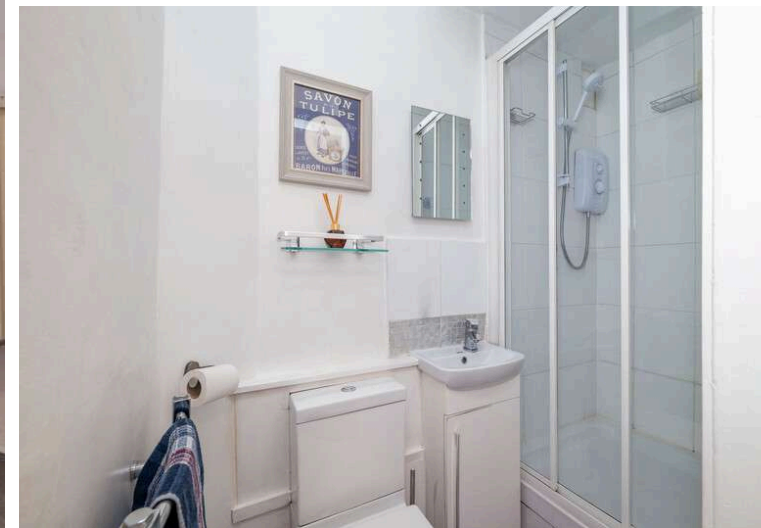
On street permit holder parking.



Located in the popular area of Stockbridge.



A vast array of excellent local amenities nearby.



The sleek, stylish kitchen has white cabinetry with the integrated appliances comprising; electric hob, oven, extractor hood and washer/drier. Fitted with blackout blinds, the delightful double bedroom has extensive wardrobes providing good storage and a recently fitted Fischer heating radiator. The white internal showeroom comprises; shower cubicle, WC and wash hand basin. To the rear of the building is a shared garden and permit holder parking is available on the street outside.

EXTRAS

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



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.

A pleasant stroll from the City Centre 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 walks and green spaces, you are spoilt for choice. From the world renowned Royal Botanic Garden to the panoramic City views of Inverleith Park or the beautiful Water of Leith Walkway, there is something for everyone to enjoy. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash, and hockey.

The area benefits from regular buses taking you swiftly to Edinburgh City Centre, Waverley Train Station and the tram link to Edinburgh International Airport.

GET IN TOUCH



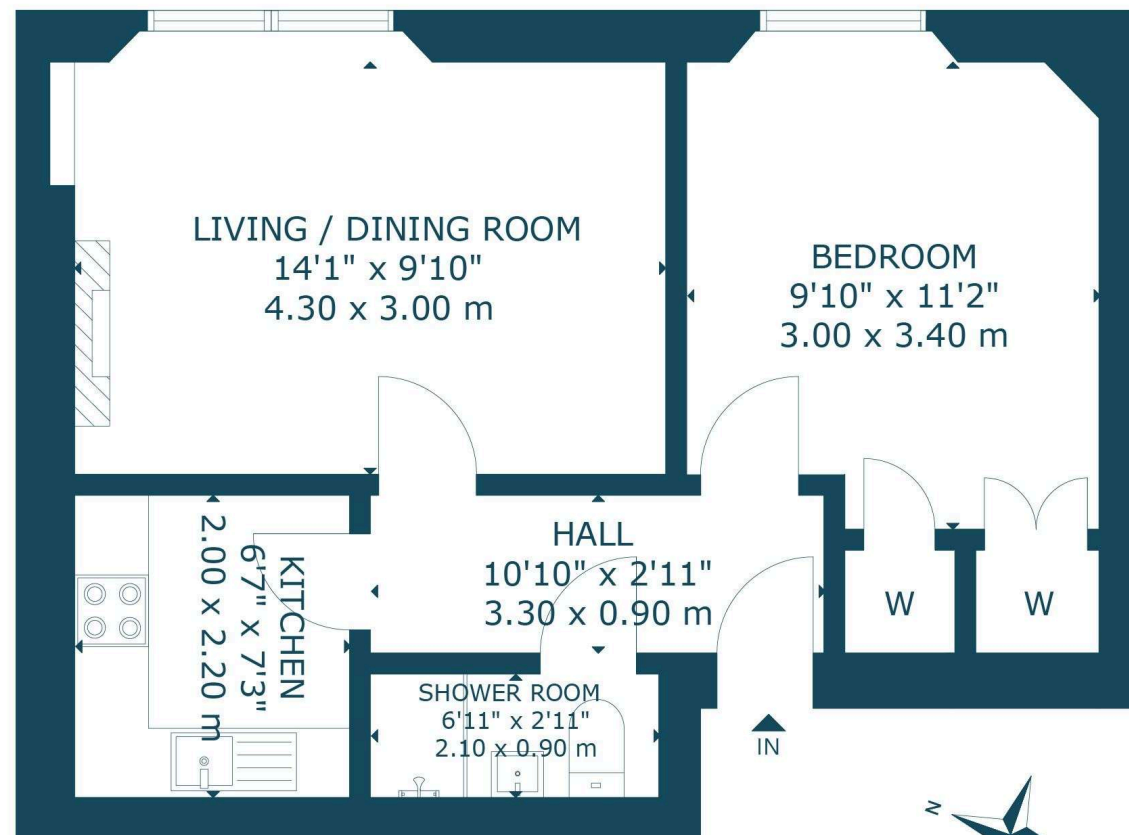
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GROUND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 413 SQ FT / 38 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.