

COULTERS<sup>©</sup>

# 7/1 DEAN STREET

STOCKBRIDGE, EDINBURGH, EH4 1LN

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This charming three-bedroom apartment is found on a quiet and picturesque, cobbled street just off Stockbridge's Raeburn Place in the New Town Gardens conservation area. Situated on the ground floor of a category B-listed building with secure entry system, the property is beautifully presented and boasts well-proportioned rooms and good storage.

The rooms feed off a central hall and have a practical layout with the living room and kitchen/dining room being positioned to the front, with louvred shutters offering additional privacy, and all three of the bedrooms quietly located to the rear. The spacious living room has a gas fire and a built-in wall of shelving. Nextdoor, the kitchen/dining room is bright and neutral with white shaker style units and metro style tiling. There are two good sized double bedrooms and a smaller double bedroom which would also make an excellent home office. The bathroom is fitted with a bath, overhead shower, wash hand basic and WC.

## KEY FEATURES


 Ground floor flat in desirable location

 Three bedrooms

 Shared gardens to the rear

 Permit parking available

 Inverleith Park & Water of Leith close by

 Independent shops, cafes and restaurants a short stroll



The windows are of a single glazed sash and case design and there is gas central heating.

At the back of the property, there is an enclosed communal garden with lawn and mature trees. Permit parking is available on street.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available via separate negotiation.



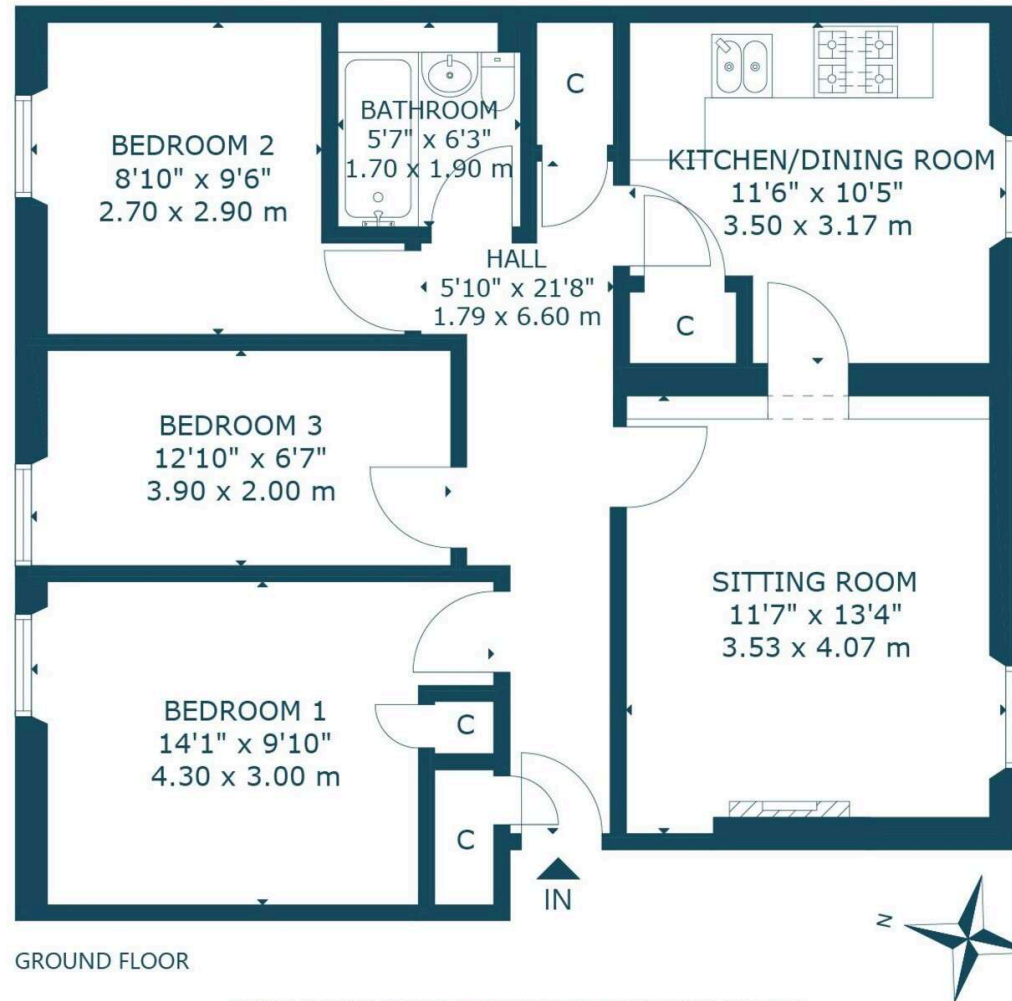


## THE LOCAL AREA

The property is located in a much sought-after location in the centre of Stockbridge. Fashionable bars and pubs, artisan shops and renowned eateries are all located nearby. A high amenity area, hairdressers, coffee shops, doctors, pharmacies, convenience stores and much more are on the doorstep. Princes Street, George Street and the St James Quarter are also just a brief walk away.

There are plenty options for everyday shopping such as a Sainsbury's Local on Deanhaugh Street and a Waitrose in nearby Comely Bank. A popular farmers market is held each weekend in the centre of Stockbridge at Jubilee Gardens. Inverleith Park and The Royal Botanic Garden are in walking distance and access to the picturesque Water of Leith is just moment away. Recreational opportunities await at Glenogle Swimming Centre and The Grange Club which offers facilities for cricket, tennis, squash and hockey. Waverley train station, Edinburgh Bus Station and the tram link to Edinburgh Airport are roughly a 20-minute walk.





## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

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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.