

COULTERS<sup>©</sup>

# FLAT C, 2A DEAN PATH

DEAN, EDINBURGH, EH4 3BA

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Flat C, 2A Dean Path is an extremely impressive, fantastic ground floor flat, forming part of a historic B listed Mill conversion.

The home has been lovingly renovated by the current owners to create gorgeous living spaces elegantly combining period features with modern style.

## KEY FEATURES



Impressive, stylish ground floor flat.



Beautifully presented double bedroom.



Delightful shared garden next to the Water of Leith.



Permit holder on street parking.



Situated in the charming Dean village.



Within a short walk of the city centre.



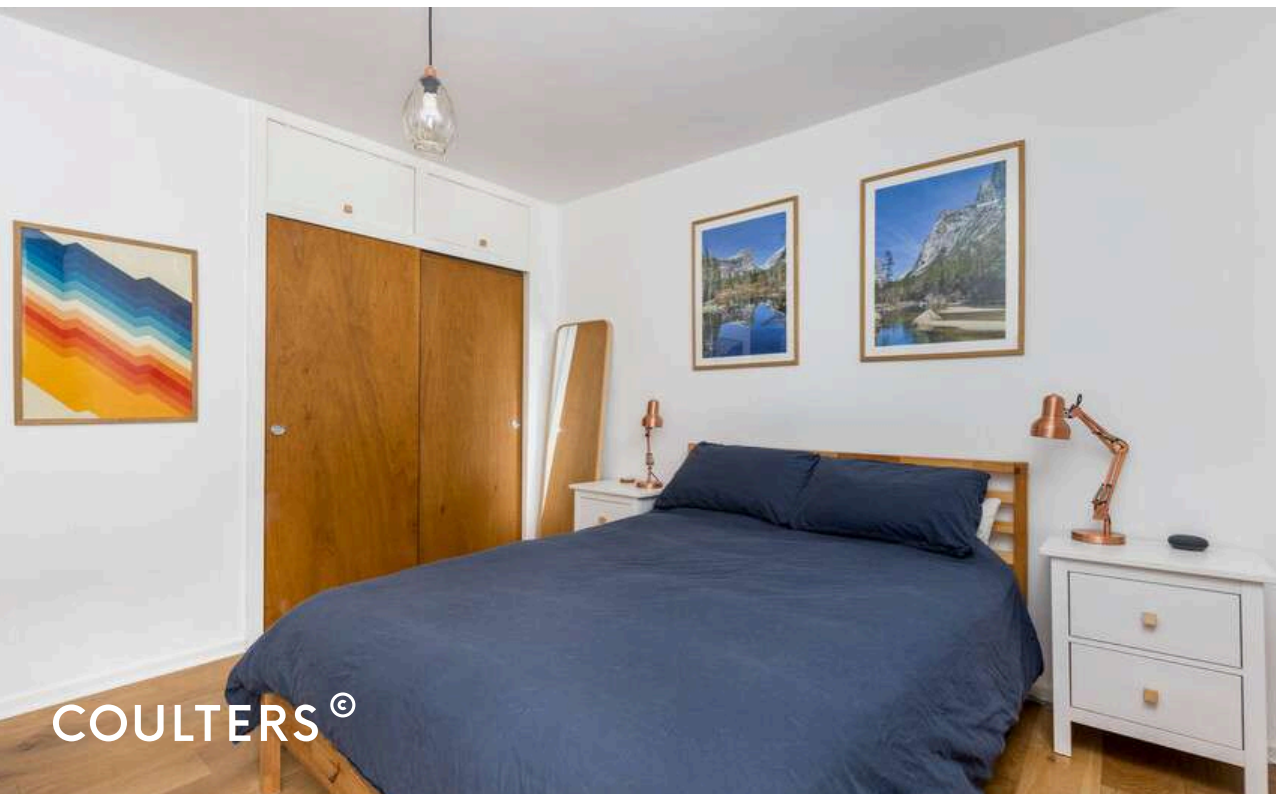
Improvements include a new fitted kitchen, central heating system with combi boiler and modern radiators, bespoke furniture, engineered hardwood flooring, and thoughtful redecoration throughout.

Accessed by way of an entry phone system, the front door opens onto a short hall with modern designer doors and a compact utility room. The beautifully presented, generous sitting room / dining room offers dual aspect views towards the Dean Village with attractive original exposed stonework and bespoke book shelving and media/storage units.



## CONTINUED...

The sleek, modern fitted kitchen boasts wall and base mounted cabinetry, stone composite worktops, integrated appliances (induction hob, slide & hide oven & extractor hood), slate tile flooring, and motion sensor lighting. The sumptuous master bedroom benefits from fitted wardrobes and recessed window, and there is a bathroom with white sanitary ware which comprises; bath (with new electric shower over), heated-towel rail, WC and wash hand basin). A practical utility room incorporates space for a washing machine and tumble drier.



The property also has a separate private lockable store room with floor to ceiling shelving, and there is both a lift and communal bike store within the building. Last, but by no means least is the delightful split level shared garden, with an idyllic location running alongside the Water of Leith. Both otters and kingfishers have been spotted from this charming waterside garden.

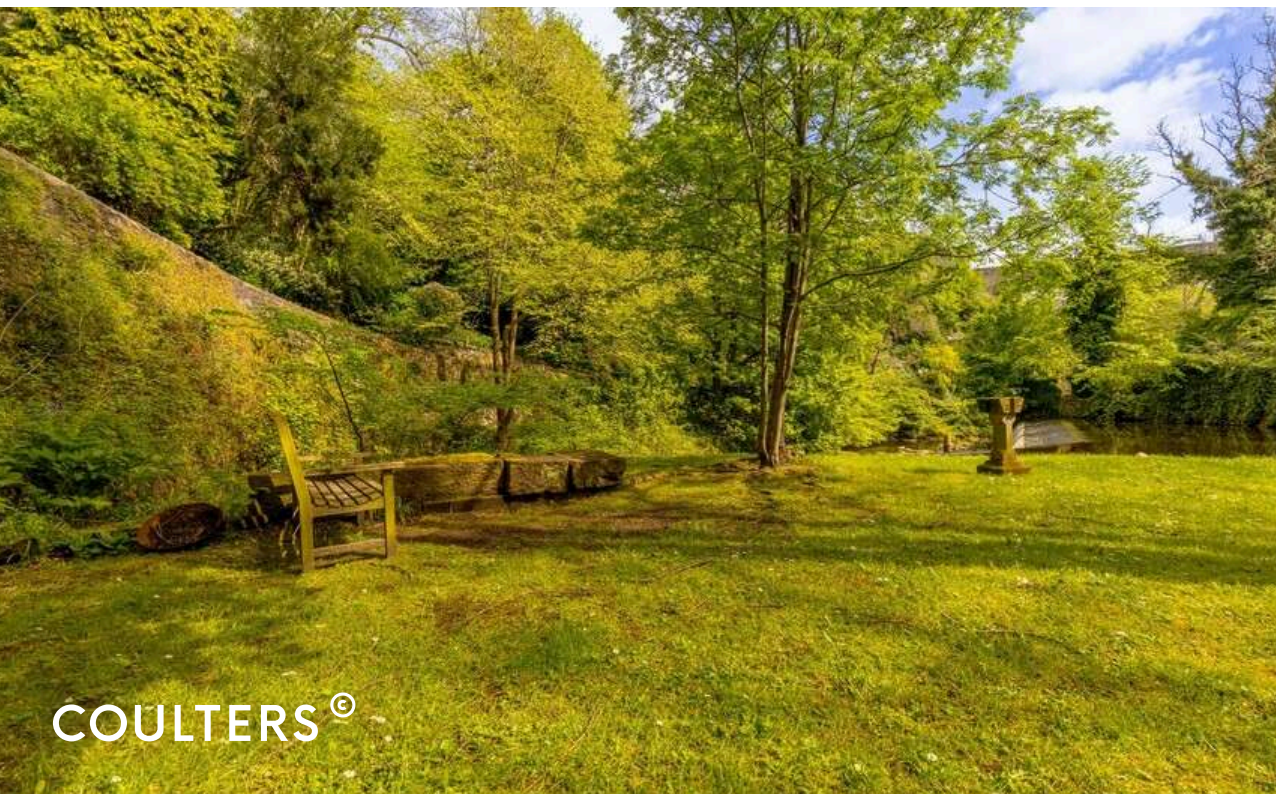






## THE LOCAL AREA

Situated northwest of the city centre, Dean Village offers a tranquil oasis and is considered one of the most desirable residential locations in the capital, offering an idyllic lifestyle just a short stroll from the city centre. Residents of Dean Village enjoy access to fantastic local services and amenities, both within the larger Dean area, and in neighbouring Stockbridge, and need only step out of their front door to experience some of the most beautiful green spaces in the capital, from tranquil walks along the Water of Leith, to lazy afternoons in beautiful Belgrave Crescent Gardens. Whilst being perfect for exploring on foot or by bike, Dean Village is also served by excellent public transport links for easy travel across the city, and is also just a short walk from Haymarket railway station and tram stop.



## EXTRAS

All blinds, light fittings, fitted flooring, bespoke units/shelving and integrated appliances are included in the sale price. The majority of the furniture and fittings (including fridge/freezer, washing machine and tumble drier) are available by separate negotiation.

Dean Path,  
Edinburgh,  
Midlothian, EH4 3BA



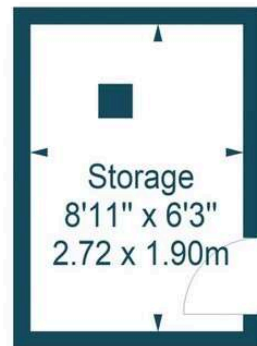
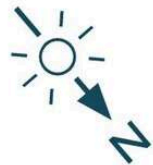
Approx. Gross Internal Area  
588 Sq Ft - 54.63 Sq M

Storage

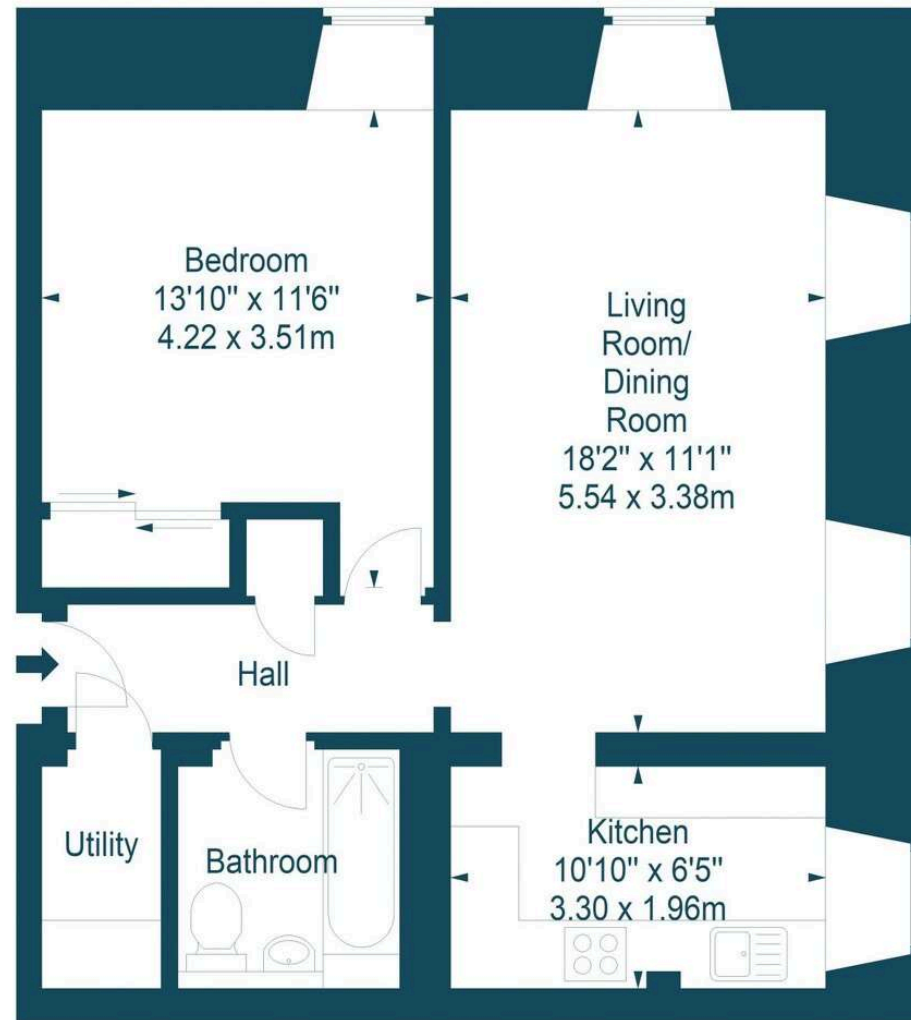
Approx. Gross Internal Area  
56 Sq Ft - 5.20 Sq M

For identification only. Not to scale.

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Lower Ground Floor



Ground Floor

## GET IN TOUCH

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