

# 4 UPPER DAMSIDE

DEAN VILLAGE, EDINBURGH, EH4 3UG

THREE  
STOREYS  
*of versatile interiors*

  
**GILSON GRAY**  
LAW • PROPERTY • FINANCE

**PROPERTY NAME**

4 Upper Damside

**LOCATION**

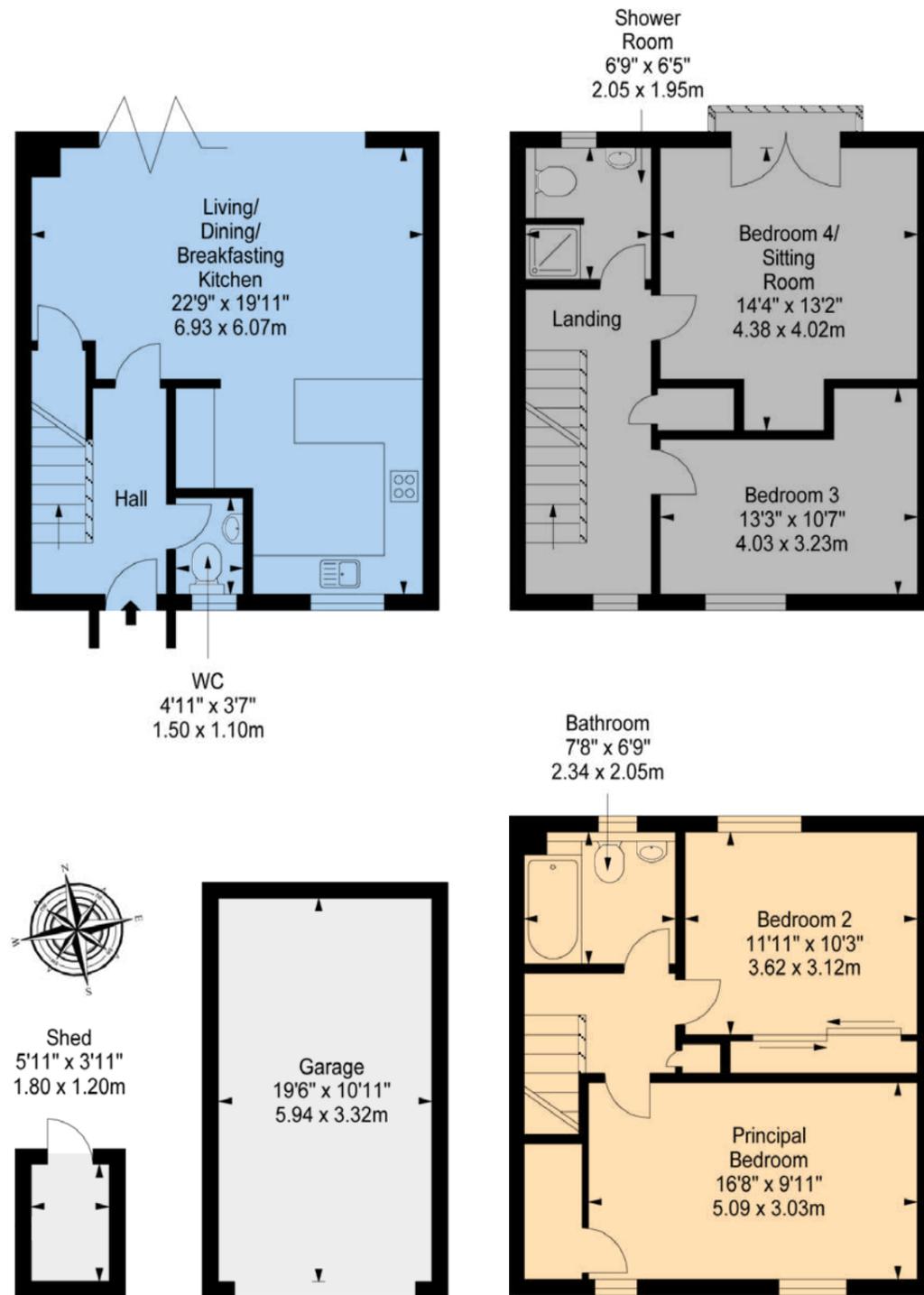
Dean Village, EH4 3UG

**APPROXIMATE TOTAL AREA:**

148.7 sq. metres (1600.7 sq. feet)

- GROUND-FLOOR
- FIRST-FLOOR
- SECOND-FLOOR
- EXTERNALS

The floorplan is for illustrative purposes. All sizes are approximate.



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Characterised by its fascinating range of ancient buildings & beautiful riverside setting

# A FOUR-BEDROOM RIVERSIDE RESIDENCE

*in one of the capital's most desirable locations*

**E**njoying a peaceful riverside setting within the picturesque Dean conservation area, this attached townhouse promises an idyllic retreat in the heart of the capital, with its world-class shopping, entertainment, and cultural attractions all within easy reach. The desirable residence spans three storeys with tasteful minimalist décor, stylish contemporary fittings, and appealing versatility for up to four bedrooms or additional living space. The interior also boasts multiple washrooms and a convivial open-plan living space with bi-fold access to an enclosed waterside garden. A private garage and additional residents' parking complete this exclusive city home.

## GENERAL FEATURES

City centre conservation area  
Peaceful location beside the Water of Leith  
Three-storey attached townhouse  
Excellent versatility for families  
Minimalist interiors with stylish finishes  
EPC Rating - C | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance hall with WC cloakroom  
Living/dining room with bi-folds to garden and open access to:  
South-facing integrated breakfasting kitchen  
Four double bedrooms (two with storage, one used as a second sitting room)  
First-floor shower room  
Second-floor bathroom with shower-over-bath  
Gas central heating and double glazing

## EXTERIOR FEATURES

Walled low-maintenance garden with a river outlook  
Private detached garage  
Additional residents' parking





4  
UPPER  
DAMSIDE

# CONVIVIAL OPEN-PLAN LIVING SPACE

**Y**ou are welcomed inside via an entrance hall housing a convenient WC cloakroom that is chicly tiled and decorated. The hall is simply styled with crisp white walls and quality oak flooring – a cohesive finish reflected throughout the interior. Leading off the hall is the social hub of the home – an open-plan reception room and kitchen where impressive bi-fold doors open onto a walled garden and bring the outdoors in on warmer days.





The reception space (with built-in storage) provides a large area for dining and relaxation, visually separated from the kitchen by a casual seating peninsula. The south-facing kitchen is beautifully appointed with contemporary sage-toned cabinetry offset by a timber worktop, salmon-pink metro tilework, and traditional patterned flooring. Additionally, the space is completely integrated to achieve an immaculate aesthetic. Appliances comprise an eye-level double oven, a five-ring gas burner, a dishwasher, a washing machine, and a (semi-integrated) tall fridge freezer.

*Enjoying bi-fold access to the garden*









# SPACIOUS & VERSATILE BEDROOMS

*served by stylish washrooms*

Over the upper floors are four double bedrooms, reached via landing areas with storage and served by bright contemporary washrooms at each level. Two bedrooms, including the principal, are supplemented by incorporated storage. A third bedroom enjoys a south-facing aspect like the principal bedroom, whilst the fourth bedroom is currently set up as a comfortable second sitting room/study with French windows and a Juliet balcony enjoying a leafy outlook toward the river.



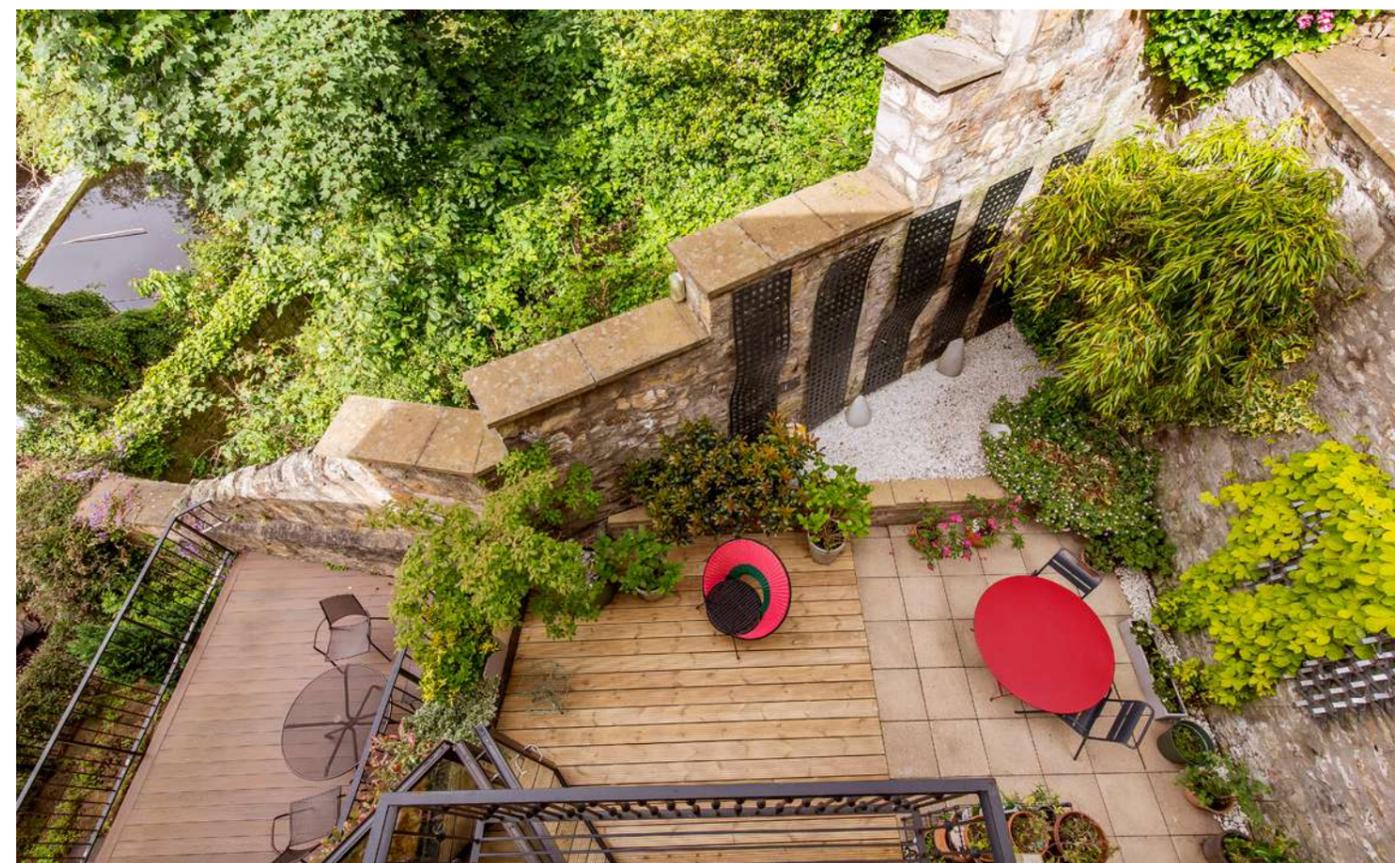




**T**he washrooms comprise a first-floor shower room featuring striking mosaic tile work and a second-floor bathroom tiled in calming neutral tones. The shower room includes vanity storage and a towel radiator, as does the bathroom which boasts a shower-over-bath. In addition, there is a handy WC on the ground floor just off the hall.

# A CHARMING RIVERSIDE GARDEN

*& private garage parking complete the home*

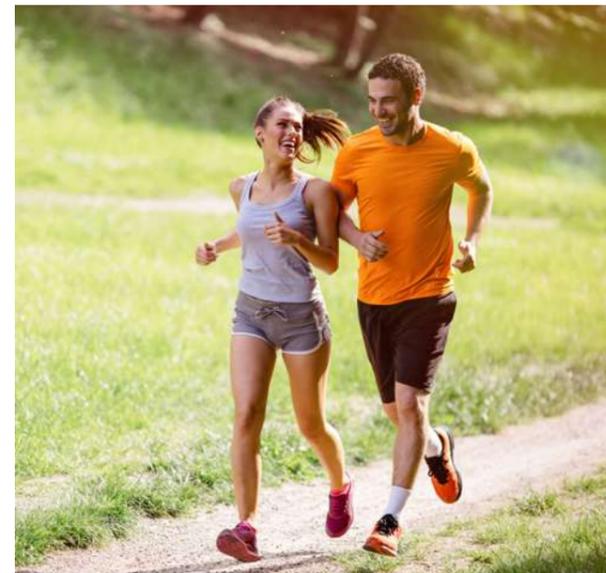


**T**he garden to the rear of the property (with a shed) is easy to maintain with paved and decked areas that enjoy a real feeling of seclusion, enclosed by high stone walls with a leafy outlook towards the Water of Leith. To the front is a sunny seating area, while a detached single garage and additional residents' parking are located in the immediate vicinity.

# DEAN VILLAGE

*One of the capital's most desirable residential areas*





Idyllic Dean Village is characterised by its fascinating range of ancient buildings and beautiful riverside setting, straddling the Water of Leith. Just a stone's throw from the capital's stylish West End and a short stroll from Princes Street, Dean Village residents enjoy a quaint lifestyle in a wonderfully convenient city setting. Steeped in history, this urban oasis is cherished for its former grain milling industry; the remnants of which can still be seen today.

Notable landmarks include the monumental Dean Bridge and the iconic Well Court, which housed water mill workers. A selection of shops, bars and eateries can be found nearby on Queensferry Street, whilst sophisticated Stockbridge offers an excellent range of additional amenities, including a Waitrose supermarket. Dean Village is in the catchment area for reputable state schools, while several independent schools are also located nearby. The picturesque area is ideal for dog walkers, runners and cyclists, with the deep gorge of the Water of Leith and delightful Dean Gardens on the doorstep, just waiting to be explored.

Other recreational facilities include the swimming pool and fitness classes at Drumsheugh Baths Club, Edinburgh Sports Club, Dean Tennis and Squash Club, and two art galleries; the Scottish National Gallery of Modern Art One and Two. The tranquil area is well-connected to the rest of the city via public transport and cycle paths. Haymarket railway station can be reached on foot in less than fifteen minutes.



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