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Offers Over  
**£225,000**

## 5/5 Dean Bank Lane

Stockbridge | Edinburgh | EH3 5BS

A fantastic opportunity has arisen to purchase this rarely available duplex flat, located in the heart of Edinburgh's fashionable Stockbridge area. The property is well placed to take advantage of the neighborhoods fantastic array of cafes, bars and boutique shops, together with superb green space and regular links to the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – D
-  Council Tax Band - D



## Description

Internally the property is in good order throughout and offers well-proportioned accommodation which briefly comprises: secure entry system, welcoming entrance hallway, light and airy reception room overlooking the Water of Leith, fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms, and bathroom with three-piece suite and shower over bath. Further benefits include double glazing and electric heating.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Parking

There is ample permit/meter parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

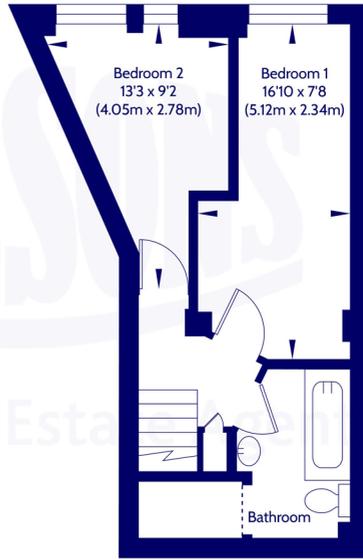
The property enjoys a superb location on the edge of The New Town in the vibrant and highly sought after Stockbridge area. There are a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques on the doorstep. Locally there is a Waitrose supermarket on Comely Bank Road and a Sainsbury's supermarket and range of retail stores can be found in nearby Craighleith Shopping Park near Blackhall. Many of central Edinburgh's extensive selection of amenities and facilities are within comfortable walking distance. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city.



Approx. Gross Internal Floor Area 52.12 Sq M / 561 Sq Ft.



Basement



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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