



GILSON GRAY

LAW • PROPERTY • FINANCE

5/1 BELL'S MILLS

Dean Village, Edinburgh, EH4 3DG



Set within a modern development, this two-bedroom ground-floor apartment is an outstanding home with a highly sought-after location by the picturesque Water of Leith in enchanting Dean village. The property features bright and spacious rooms, with an impressive open-plan reception area, and it is neutrally decorated throughout, providing a clean slate for buyers. It also boasts two premium washrooms, excellent built-in storage to maintain a tidy home, and a sheltered private balcony with lovely leafy views. This exceptional property will be in high demand amongst a wide variety of buyers - viewing is essential.

Extras: integrated kitchen appliances (gas hob, extractor hood, eye-level oven and microwave, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included, as these items are left in a sold as seen condition.

FEATURES

- Modern ground-floor apartment
- Part of a sought-after development
- Exclusive location in Dean village
- Blank canvas of decor throughout
- Welcoming hall with built-in storage
- Large, dual-aspect living/dining room
- Private balcony with southeast-facing aspect
- Modern kitchen with integrated appliances
- Two double bedrooms with built-in wardrobes
- High-quality en-suite shower room
- Family bathroom with overhead shower
- Well-maintained communal garden grounds
- Allocated residents' parking







"AN EXCEPTIONAL GROUND-FLOOR APARTMENT IN EXCLUSIVE DEAN VILLAGE, OFFERING SPACE, STYLE, AND SOPHISTICATION"





EPC RATING:

B

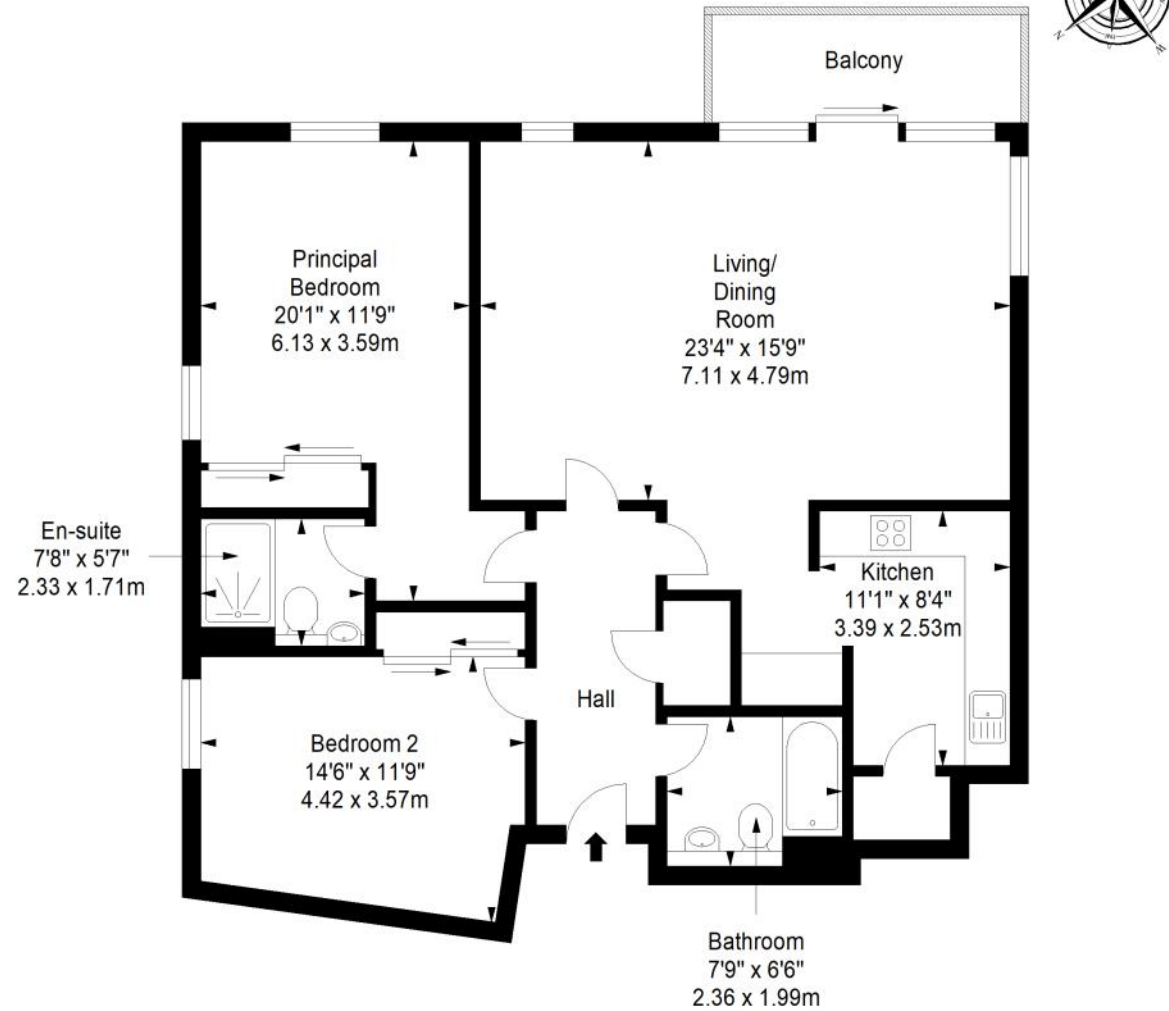
COUNCIL TAX BAND:

G

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 104.4 sq. metres (1123.8 sq. feet)



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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