







Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- A charming, main door flat, located within a B-Listed, converted Victorian Schoolhouse within the popular and sought after Dean Village
- Sitting on the banks of the Water of Leith, Dean Path is ideally located for a range of Edinburgh's amenities and would suit a variety of buyers
- Only a few minutes walk from Princes Street and George Street with a pleasant walk along the river walkway leading to the charming Stockbridge/Comely Bank area, offering a wide range of independent shops and convenience stores, including a Waitrose Supermarket
- Highly regarded schooling within close proximity, including private schooling at nearby Stewart's Melville, Mary Erskine and Fettes College
- Regular bus services run to and from many parts of the city centre and surrounding areas and Haymarket Rail Station is just a short walk away, where there is also a Tram stop providing a direct link with the East End and Edinburgh International Airport
- Private Parking Space within the property, secure entry phone system, main door entry and communal gardens
- Rear facing living room and dining area, leading to a well-appointed, fitted kitchen, offering a wide selection of storage options, integrated appliances and worktop space. The parking space and small private, storage area can be accessed via the living room door
- Hallway offer a good selection of storage and leads to all other internal rooms
- Good size master bedroom offers additional built in storage space and en suite shower room with WC and wash hand basin
- Two further bedrooms, both benefitting from integrated storage
- Modern, part tiled family bathroom completes the accommodation
- The building and shared grounds are factored by Hacking and Paterson
- EPC Rating – C, Council Tax Band – E







Location

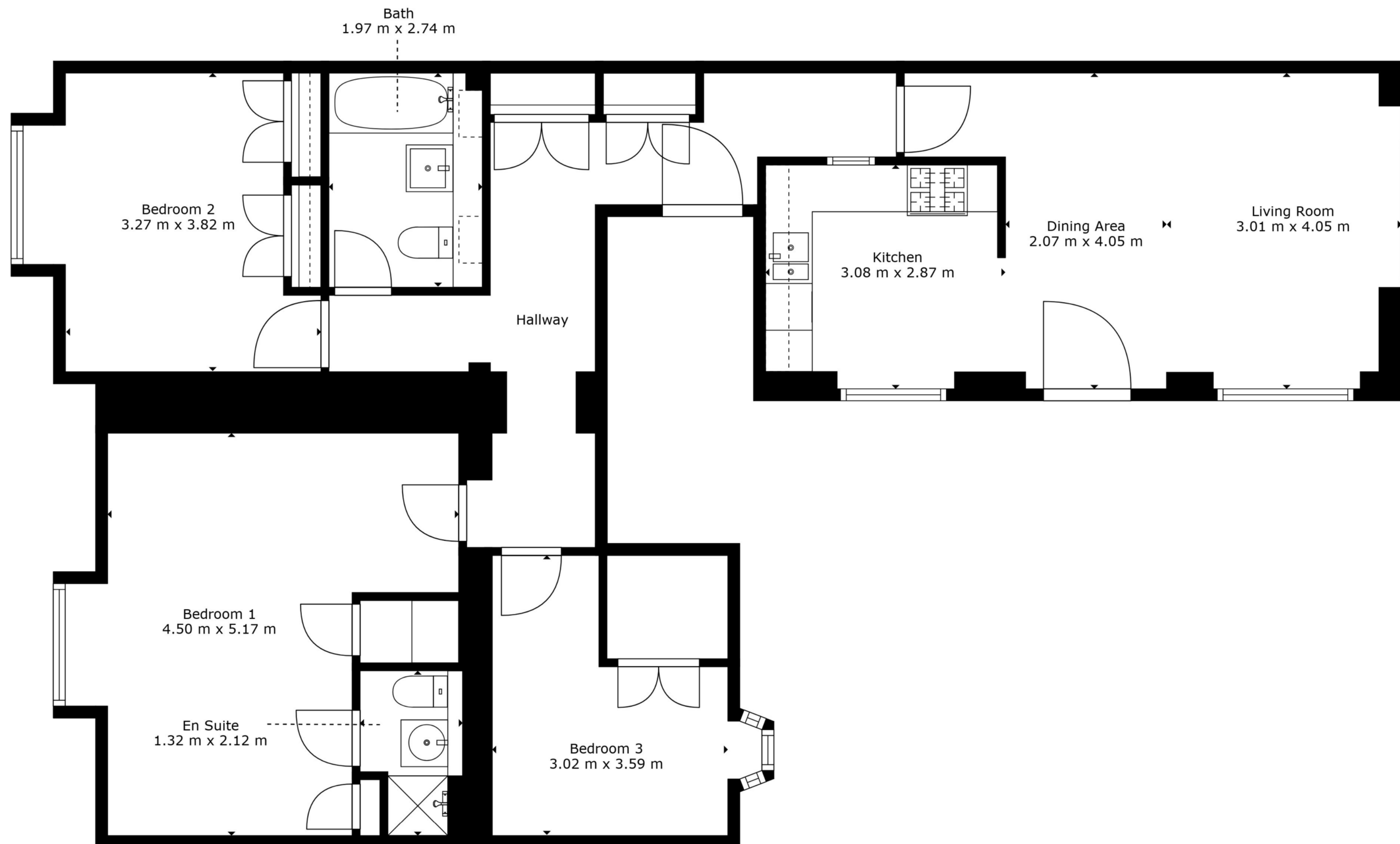
Nestled just beyond Edinburgh's West End and the renowned New Town, the Dean Village stands out for its unique character and charm. This peaceful conservation area, set in the scenic Dean Valley by the banks of the Water of Leith, offers a popular residential setting, while being less than a 10-minute walk from Princes Street and George Street.

The city's vibrant commercial and cultural hubs are nearby, as are a range of leisure options including various bars, restaurants, and cafes. For fitness enthusiasts, the nearby Edinburgh Sports Club provides a wide array of activities, including a Tennis Club, and the Water of Leith path is popular among walkers, runners, and cyclists. Excellent transport links are available with regular bus services to various city centre locations, Haymarket Rail Station just a short walk away, and a tram stop offering direct connections to the East End and Edinburgh International Airport.









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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