



**Thorntons**   
The right way to move

26/1,  
Hawthornbank  
Lane,  
Dean Village, Edinburgh,  
EH4 3BH





## Summary

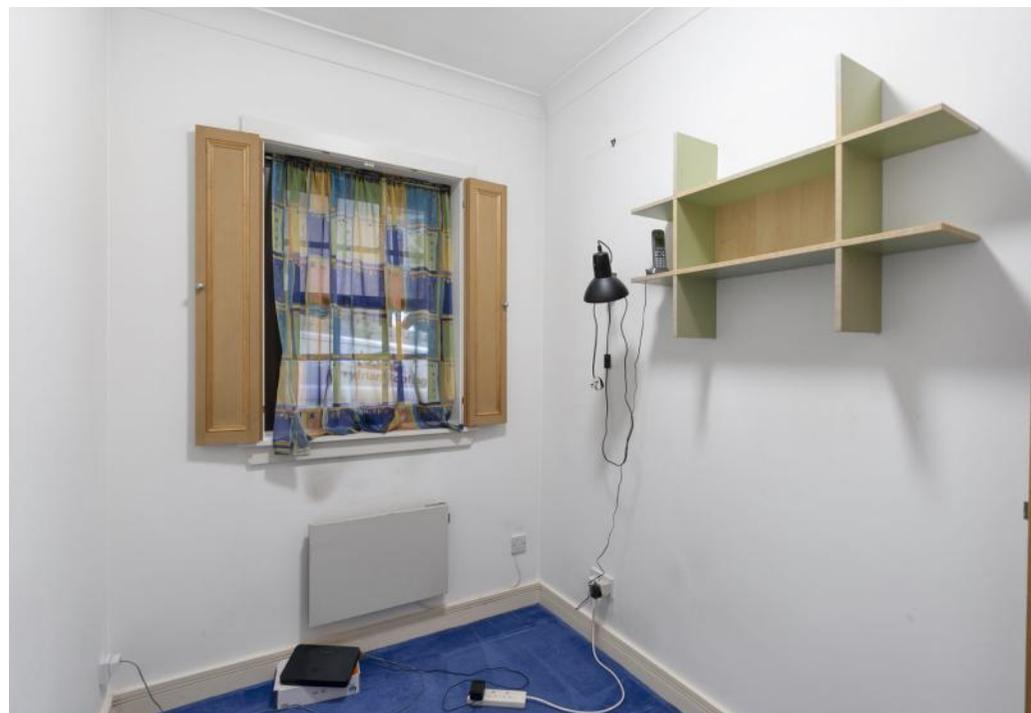
A maisonette flat forming part of a modern lift-serviced development in Dean Village, just a short walk from the Water of Leith. The home comprises a spacious reception room with a fireplace, a dual-aspect breakfasting kitchen with a utility room, a sunny principal bedroom with a fitted wardrobe and an en-suite, two further bedrooms, one with a wardrobe, along with a versatile study/single bedroom, a four-piece bathroom with storage, and a WC. The property enjoys communal gardens and allocated parking in an underground car park. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included. Factor: The factor is managed by Above Board at an approximate monthly cost of £300, including maintenance of communal areas, lift maintenance and buildings insurance.

## Features

- Maisonette flat in Dean Village
- Part of a modern development
- Reception hall with a WC and storage
- Sunny living/dining room with fireplace
- Breakfasting kitchen with utility room
- Sun-facing main bedroom with a wardrobe and en-suite
- Two spacious bedrooms (one with a wardrobe)
- Versatile study/single bedroom
- Four-piece bathroom with a storage cupboard
- Communal garden
- Allocated parking in the underground car park
- Electric central heating and double glazing



“A sunny maisonette flat set over two floors, enjoying three bedrooms, a reception room, a kitchen, a study, two bathrooms, a utility room and excellent storage space.”



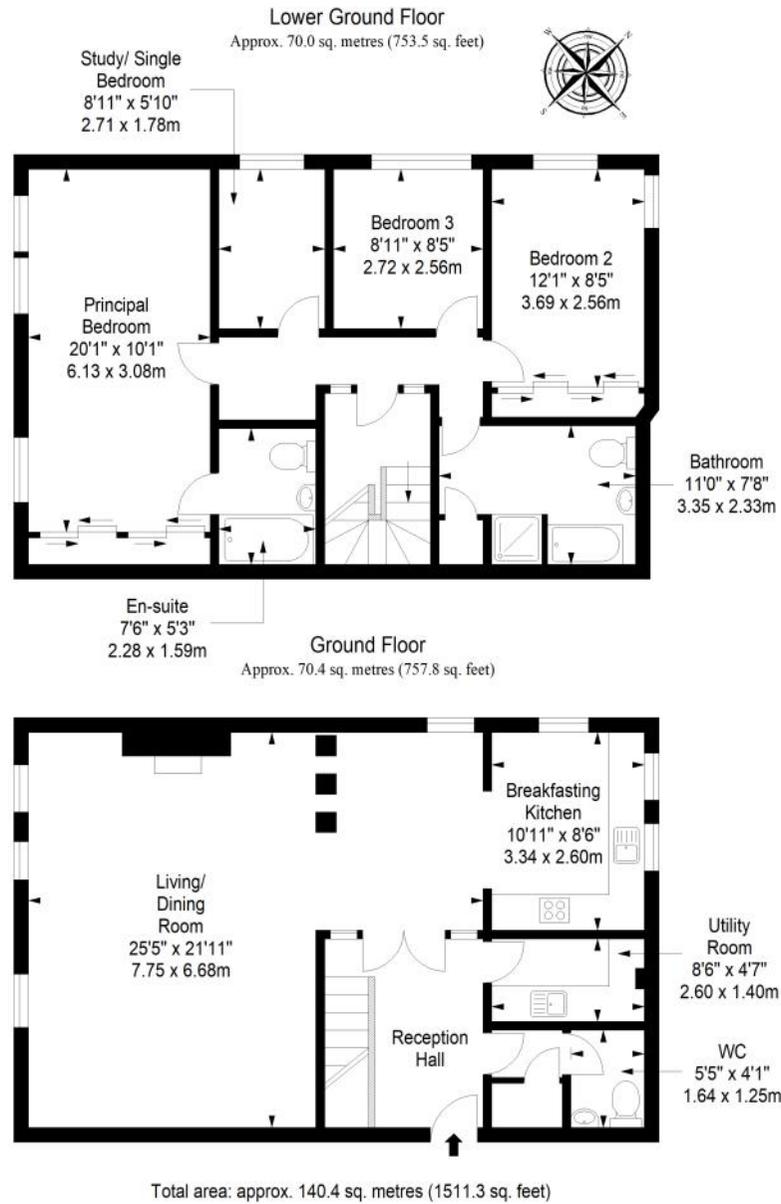




“26/1, Hawthornbank Lane enjoys a picturesque and tranquil setting while remaining within easy reach of the city centre, and excellent transport links.”



# Floorplan





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