



Pf2, 17 Dean Park Street, Edinburgh, EH4 1JS

Immaculately Presented, Two-Bedroom, Ground-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove **Zoopla**
find your happy

Property Description

Immaculately presented, two-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Located in the heart of Edinburgh's highly desirable Stockbridge area, just north of the city centre.

Comprises an entrance hallway, living / dining room and kitchen, two flexible bedrooms, and a shower room.

This exceptional period property features tall ceilings, continuous quality wood flooring, and light, tasteful decor, ready to move in. Further highlights include a stylish integrated kitchen, a contemporary bathroom, gas central heating, and a separate utility cupboard.

The property further benefits from a privately owned, well-maintained garden, a secure entry system, and ample zoned parking to the front.

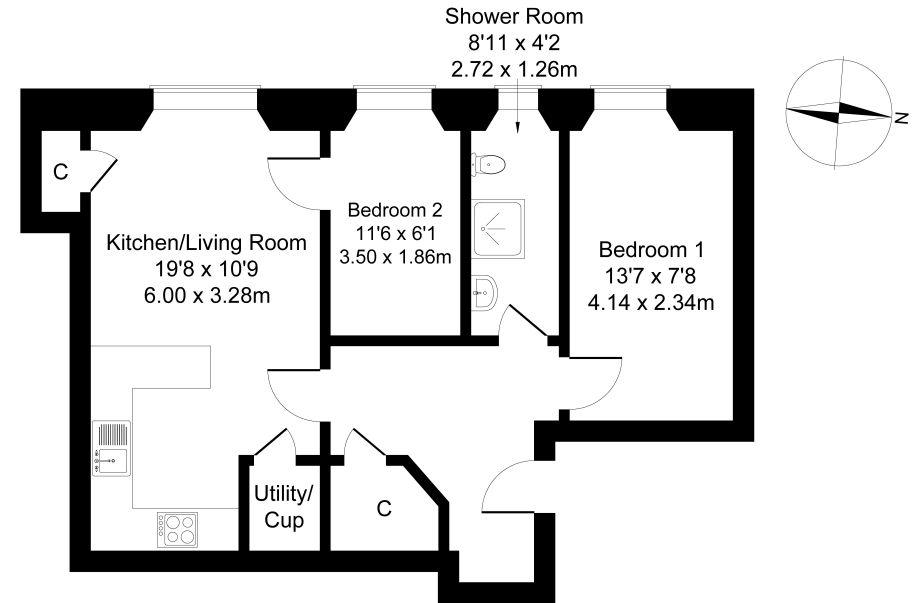
The inviting entrance hall provides practical access to all rooms within the property and includes a generous built-in storage cupboard, setting the tone for a well-presented and comfortable home. The living area is finished with stylish solid wood flooring, a built-in storage cupboard, a modern column radiator and a fresh, neutral décor that creates a bright and welcoming space. From here, access is given to bedroom two, which benefits from carpeted flooring and a window that floods the room with natural light, making it a perfect option for a guest room, home office, or cosy retreat. The kitchen is fitted with wood-effect worktops and a coordinating splashback surround, complemented by under-cabinet lighting and a central light fitting. A sink with a drainer sits beneath ample workspace, while integrated appliances include an oven, dishwasher, and induction hob, offering both practicality and style. Adjacent to the kitchen, a handy utility cupboard provides additional storage and space for household essentials.

Bedroom one is a generously sized double room with soft carpet underfoot, providing plenty of space for freestanding furniture. Its calm and neutral finish makes it an ideal main bedroom, offering comfort and versatility. Completing the property, the contemporary shower room is fitted with tiled flooring and tiled splashback surround, spotlighting, and a ladder-style radiator, all designed with modern living in mind.



Pf2, 17 Dean Park Street, Edinburgh, EH4 1JS

Approximate Gross Internal Area: (581 sq ft - 45 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Stockbridge is a vibrant and sought-after residential area within walking distance of Edinburgh's city centre. The bustling high street boasts an eclectic mix of specialist shops, restaurants, fashionable bars, and delicatessens, giving the area a distinctive artistic and bohemian vibe. A Sainsbury's Local and a Marks & Spencer are conveniently located on Raeburn Place, with one of Edinburgh's two Waitrose supermarkets nearby at Comely Bank. For a broader shopping

experience, Craigleith Retail Park at Blackhall offers a variety of retailers including Marks & Spencer, a Sainsbury's superstore, and Boots. Outdoor leisure is well catered for with the Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway all nearby, along with the Glenogle Swim Centre and Gym. Edinburgh city centre's many attractions are easily accessible on foot, while regular bus services provide excellent connectivity throughout the city.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

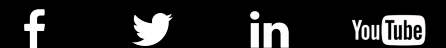
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.