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**10 Dean Street, Stockbridge, Edinburgh, EH4 1LW**

Three Bedroom Duplex

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# Property Description

Well-presented, three-bedroom, main door, duplex flat, set in a traditional stone-built tenement. Located in vibrant and sought-after Stockbridge, close to the heart of Edinburgh's city centre.

Comprises an entrance vestibule, an inner hall, a living/dining room, a kitchen, three bedrooms, and a separate bathroom and WC.

Highlights include a fitted kitchen with a stained-glass window and a range of appliances, a stylish bathroom, a generous living/dining room, and contemporary flooring.

In addition, there is double-glazing, a southerly-facing shared garden, and permit on-street parking to the front and the surrounding areas.

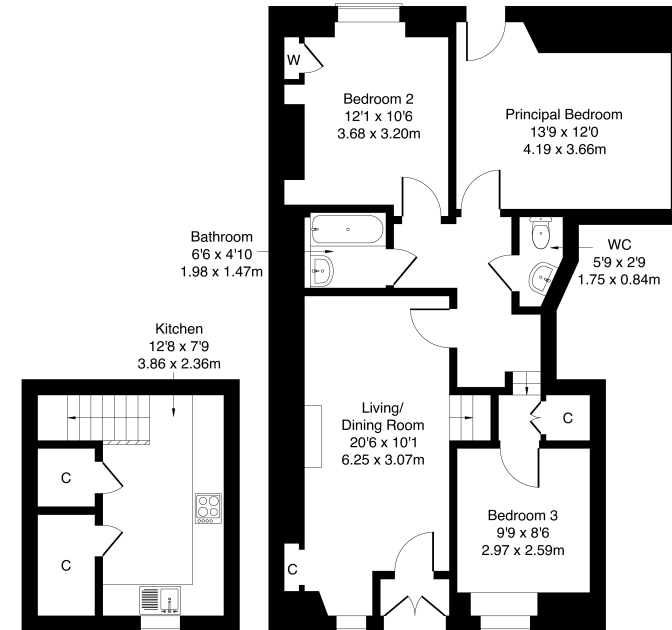
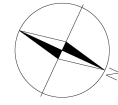
Accessed via a private front door, a welcoming entrance vestibule leads seamlessly into the generous reception room. Offering ample space for both lounge and dining furniture, this room provides flexible living options, with features including a beautifully crafted fireplace surround and an open Edinburgh press. Accessed from the living and dining area, the stairs bring you down to the lower ground floor to the well-appointed kitchen, which features a selection of wood-effect wall and base units, worktops, and splashback tiling. The kitchen also includes generous built-in storage space and integrated appliances, including an oven, hob, and extractor fan, all of which will be included in the sale. A charming stained-glass window enhances the space with an added touch of character.

Upstairs, on the ground floor, the central hallway provides access to three well-proportioned bedrooms, all neutrally decorated and offering ample space for bedroom furniture, with the flexibility to accommodate a study area if desired. The principal bedroom benefits from direct access to the southerly-facing shared garden, adding a touch of outdoor convenience. Completing the accommodation is a two-piece WC and a modern bathroom, which features a bathtub with an overhead shower and a basin. This property offers a fantastic blend of character, comfort, and practical living space, making it a wonderful choice for those seeking a well-located home.



**10 Dean Street, Edinburgh EH4 1LW**

Approximate Gross Internal Area: (944 sq ft - 88 sq m.)



Lower Ground Floor

Ground Floor

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

## Area Description

Nestled in the vibrant Stockbridge area, this property offers the perfect blend of city living and a charming, bohemian atmosphere, just a short walk from Edinburgh's city centre. The bustling high street features specialty shops, trendy restaurants, stylish bars, and gourmet delicatessens. Convenient amenities include a Sainsbury's Local on Raeburn Place and one of Edinburgh's only two Waitrose supermarkets at Comely Bank. Craigleith Retail Park offers a Marks &

Spencer, Sainsbury's superstore, and Boots. Stockbridge is also close to the Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway, ideal for walks and relaxation. The Glenogle Swim Centre and Gym are nearby, while all city centre attractions are easily reachable on foot. Regular bus services offer great transport links, and the area is well-served by schools at all levels.









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