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69 Dean Path, Edinburgh, EH4 3AT

Rarely Available & Exceptionally Spacious, Five-Bedroom Home with Exclusive Gardens

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Property Description

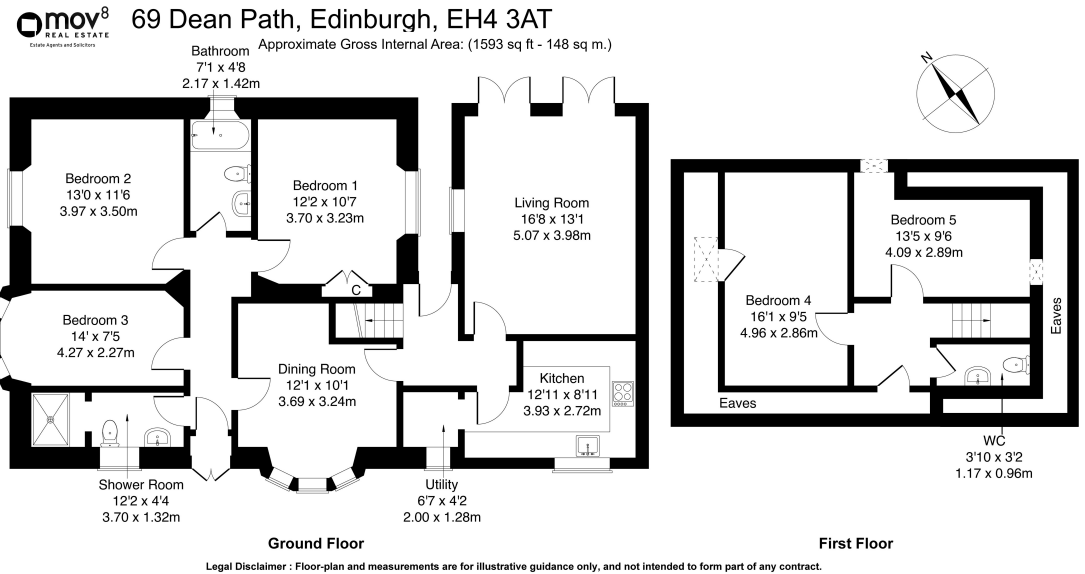
Unique period property, rarely available, and exceptionally spacious, flexible five-bedroom former groundskeeper's cottage, set on an enclosed corner plot with gardens. Located in the desirable Belford area, just north of Edinburgh's city centre, a short walk from Princes Street. Comprises a reception hall, living room, dining/family room, kitchen with utility room, five double bedrooms, a shower room, a bathroom and a first-floor WC.

Highlights include spacious room sizes and a wealth of period details, including cornice-work, solid original wood flooring, mosaic tiled flooring, period working fireplaces, and bay windows. In addition, there is a modern fitted kitchen, exceptionally generous bathrooms with tasteful period style, and exposed brick and stonework features. Further features include gas central heating, double glazing and good storage including eaves spaces.

Externally, the secluded corner plot benefits from paved patios, a lawn, an eclectic mix of established shrubbery, and high stone-built walls for privacy.

A grand reception hall features decorative mosaic-tiled flooring and leads to the elegant living room, which boasts dual-aspect natural light, modern flooring, and twin sets of French doors opening onto the front patio garden. To the rear, a spacious kitchen includes tiled flooring, wood-effect worktops, a tiled surround, and integrated appliances including a gas hob, an oven, a fridge/freezer and a dishwasher, along with a separate utility room including a washing machine. A flexible dining/family room features a period fireplace and a striking bay window.

A second hallway leads to three generously sized ground-floor double bedrooms, all featuring working fireplaces, while bedroom one includes a built-in wardrobe and bedroom three enjoys a bay window. The shower room is fitted with a traditional suite and ornate period tiling, while the front-facing bathroom offers a period-style suite, including a mains shower over the bath. Upstairs, high-quality modern flooring extends throughout, with two additional double bedrooms featuring exposed historic brick walls and Velux windows. A first-floor WC and eaves storage complete the upper level.





Area Description

Belford is a prestigious residential area just north of Edinburgh's city centre, offering a rare blend of tranquillity and connectivity. Surrounded by green spaces, including Dean Gardens, the Water of Leith Walkway and the Modern Art Galleries, the location provides a peaceful setting while remaining close to the city's cultural and commercial hubs. The vibrant districts of Stockbridge and the West End, renowned for their boutique shops, restaurants, and cafés, are within easy reach. Excellent public transport links and road connections provide quick access to the city centre and beyond, making Belford a prime location for those seeking both heritage and modern convenience.















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