

## 11/4 Dean Bank Lane, Stockbridge, Edinburgh, EH3 5BS

Beautifully Presented & Spacious, Two Bedroom, Lower Ground Floor Flat with Private Patio

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# Property Description

Beautifully-presented and spacious, flexible two-bedroom, lower ground floor flat with a private patio, forming part of an exclusive, factored residential development and set adjacent to the Water of Leith, in the heart of Edinburgh's highly desirable Stockbridge area, just north of the city centre.

Comprises an entrance hall, open plan living/dining room and kitchen, two double bedrooms, a flexible study/nursery, an en-suite shower room and a separate shower room.

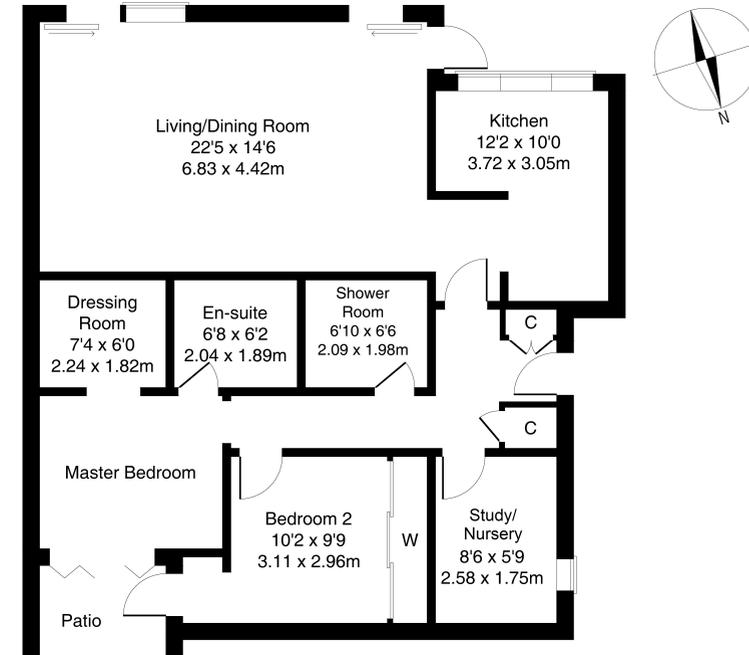
Features include a modern integrated kitchen, stylish contemporary bathrooms, quality hardwood flooring, and excellent storage provision including a walk-in dresser for the master bedroom. In addition, there is recessed lighting, a secure entry system, a private patio, and large bi-fold doors with Juliet balconies overlooking the river. There is also a shared bike store and zoned parking on the surrounding streets.

The entrance hall, with two cupboards for storage and quality hardwood flooring, grants access throughout. Set towards the rear, with views directly over the Water of Leith, the extremely generous living room features hardwood flooring, recessed spotlighting, pendant light fittings, and TV and phone points. There are also two large sliding patio doors opening onto Juliet balconies which provide plenty of natural light. Set to one side, the kitchen is finished to a high specification with stone-effect worktops, a stainless sink with drainer, tiled splashbacks, fitted wall and base units, and under-cabinet lighting. Integrated appliances include a fridge/freezer, oven, 5-ring gas hob with a canopy above, dishwasher, and washing machine.

The tastefully-finished and spacious master bedroom features carpeted flooring, room for freestanding furniture, a large walk-in dressing room; and a stylish en-suite with a modern suite, a large enclosure with a mains shower and rainfall showerhead, and underfloor heating. Bi-fold doors open fully onto the private patio. Also with access to the patio, bedroom two is similarly well-finished and has built-in wardrobes with sliding doors, whilst the flexible study/nursery is set towards the side, and could be used as a guest room. Completing the accommodation there is a separate shower room fitted with a contemporary suite, a ladder radiator, and tiled flooring and splash walls.

An EWS1 form has been obtained and can be found at the back of the Home Report.

**mov8** REAL ESTATE **11/4 Dean Bank Lane, Edinburgh, EH3 5BS**  
Estate Agents and Solicitors **Approximate Gross Internal Area: (1012 sq ft - 94 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 situated within walking distance of the heart of Edinburgh's city centre, and has a bustling high street, offering an eclectic mix of speciality shops, restaurants, fashionable bars and delicatessens, giving the area an artistic, almost bohemian feel. Regular bus services provide access to most parts of the city, and the area is also extremely well-placed for both public and private education for all ages, including the highly regarded Fettes College, Stewart Melville's and Mary

Erskine schools. A Sainsbury's Local can be found on Raeburn Place, and a Waitrose is situated at nearby Comely Bank. Craighall Retail Park at Blackhall offers a wide range of shopping facilities including a Marks and Spencer, Sainsbury's superstore and Boots. The Royal Botanic Gardens, Inverleith Park and The Water of Leith Walkway provide many pleasant walks, whilst the Glenogle Swim Centre and Gym is also within close proximity.





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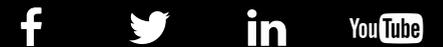
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Estate Agents and Solicitors



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