



3f2, 22 Dean Park Street, Edinburgh, EH4 1JT

Beautifully Presented, One-Bedroom, Third (Top) Floor Flat

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Property Description

Beautifully presented, one-bedroom, third (top) floor flat, forming part of a traditional stone-built terrace. Located in the heart of Edinburgh's highly desirable Stockbridge area, just north of the city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom, and a shower room.

This desirable period property features tall ceilings and varnished wood flooring, including a modern kitchen and bathroom suite. In addition, there are sash and case windows, modern gas central heating, and light tasteful decor.

There is also a well-maintained shared garden, a secured entry system, and ample zoned parking to the front.

A welcoming entrance gives access throughout the property and includes a convenient built-in store cupboard, the secured entry handset, and period varnished wood flooring continuing throughout. An impressive public room has ample space for lounge and dining furniture, a pendant light fitting and a press cupboard also housing the central heating system.

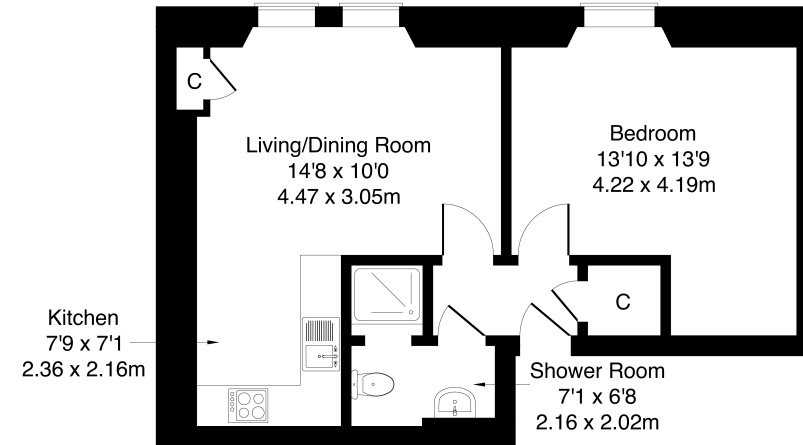
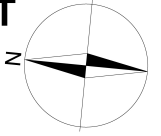
Open to the lounge, a stylish kitchen is fitted with modern units, stone-effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob with a filter fan above.

A generous, tastefully finished, double bedroom has ample space for freestanding storage, with period cornice work and a central pendant light fitting. Completing the accommodation, the shower room is set internally off the hall, fitted with a modern suite including an integrated cubicle with a mains mixer shower and a ladder-style radiator.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



Third Floor

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, situated within walking distance of the heart of Edinburgh's city centre. A bustling high street offers an eclectic mix of speciality shops, restaurants, fashionable bars and delicatessens, giving the area an artistic, almost bohemian feel. A Sainsbury's Local can be found on Raeburn Place, as well as one of only two Waitrose supermarkets in Edinburgh at nearby Comely Bank. Craigleith 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, and the Glenogle Swim Centre and Gym is also close by; whilst all the attractions of Edinburgh city centre can be reached on foot. Regular bus services provide access to most parts of the city, and an excellent choice of schooling is available from nursery to secondary level.





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