



15/5 Dean Park Street, Edinburgh, EH4 1JR

A traditional first floor flat in excellent order, quietly located in the highly sought after location of Stockbridge.

URQUHARTS
EDINBURGH



The property is light filled and spacious, well-presented throughout. It has been beautifully decorated using a colour palette which compliments the solid oak engineered flooring and is entirely suited to the character of the property. Sympathetically upgraded to the highest standard, care has been taken to combine the charm and character of period features such as the original range in the sitting room and a cast iron fireplace in the bedroom with the comforts of modern day living. The windows have been double glazed using the original sash and case style and a new boiler accompanied by radiators has been recently installed. The open plan sitting room/ kitchen is most attractive having a window quietly overlooking the rear communal garden. The bespoke quality wooden units with integrated appliances and Carrara Quartz worktops add to the rooms appeal due to their colouring and style. There is a bright double bedroom, a single second bedroom and useful box room. The shower room is particularly worthy of note as it has been nicely designed and fitted with quality fittings. A large storage cupboard off the sitting room is plumbed for automatic washing machine and has plenty of shelving and storage, providing a useful utility area.



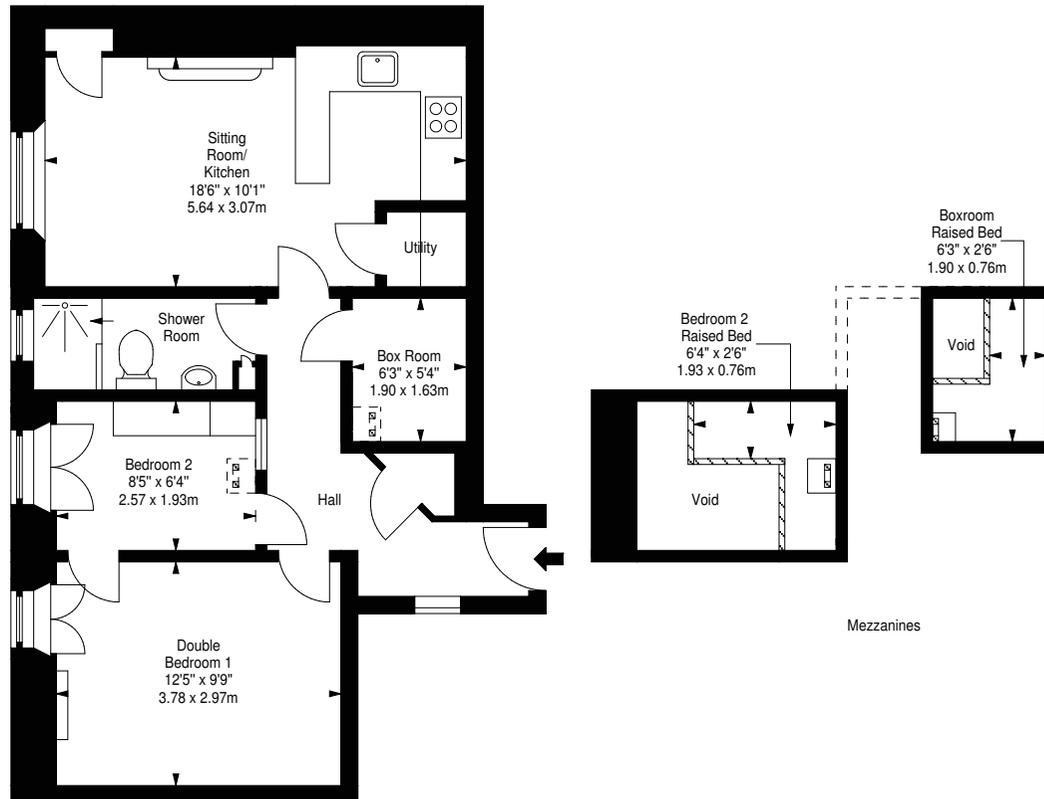
ACCOMMODATION

Hall. Sitting room / Kitchen. Two Bedrooms. Box room and Shower room. Gas central heating. Communal rear garden.

Flat 5,
15 Dean Park Street,
Edinburgh, EH4 1JR



Approx. Gross Internal Area
608 Sq Ft - 56.48 Sq M
For identification only. Not to scale.
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LOCATION

Dean Park Street lies in the vibrant, sought-after suburb of Stockbridge, which offers an ideal location 15-minutes' walk from the city centre. The bustling village atmosphere boasts a wealth of amenities including boutiques, art galleries, independent shops, bookshops, a renowned cheesemonger and much more. A fantastic selection of fashionable cafés, restaurants and pubs line the main street and a large Waitrose supermarket is conveniently situated nearby. The Stockbridge market, held every Sunday at Jubilee Gardens, offers fresh produce and artisan crafts from independent traders. Nearby Craighleith Retail Park offers more extensive shopping. Outdoor pursuits include Inverleith Park and the Royal Botanic gardens, and the Water of Leith walkway. Glenogle swim centre offers, a state-of-the-art gym and fitness classes. Stockbridge is well-served by regular bus services to the city centre and beyond and Waverley train station is within walking distance for easy commuting.

INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896.

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category C

The property has a Council Tax Band C





NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.