



15B Dean Bank Lane, Edinburgh, EH3 5BS

Unique one bedroom flat in the heart of Stockbridge on the Water of Leith

URQUHARTS
EDINBURGH



DESCRIPTION

15B Dean Bank Lane is a unique, rarely available one-bedroom lower ground floor flat, forming part of the Kilmartin development designed by Richard Murphy Architecture. Peacefully situated on the Water of Leith riverside within the heart of Stockbridge, the property is ideally located for excellent amenities and is within walking distance to the city centre & surrounding areas.

Welcoming entrance hall with stairs down to the accommodation; bright and generously sized open plan living room / dining room and kitchen with full-span windows overlooking the Water of Leith; fitted kitchen with wall and base units and appliances; good-sized double bedroom with fitted wardrobes and home office/study off; and a modern bathroom with three-piece suite.

ACCOMMODATION

Entrance. Living room / Dining room / Kitchen. Double bedroom. Home office/Study. Bathroom.

Gas central heating. Double glazing. Residents permit and Pay & Display on street parking.

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.

LOCATION

Dean Bank Lane is situated in the thriving village of Stockbridge, within the New Town Conservation area and a short walk north of the city centre. Stockbridge boasts excellent local facilities including an eclectic range of boutique shops, delis, cafés, bars, and bistros as well as two Scotmid Co-operatives and a Sainsbury's Local. Also nearby is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craighleith Retail Park slightly further afield. The Royal Botanical Gardens, Inverleith Park and the Water of Leith walkway and cycle path are within proximity and provide pleasant walks, whilst Glenogle Swim and gym centre, healthcare and a range of sports facilities, as well as the famous Stockbridge Market, which occurs every Sunday, are all only a short walk away from the property. Regular buses run to and from the city centre and surrounding areas, and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach. Both Waverley and Haymarket train stations are a convenient distance away for commuters.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances. All furniture within the property can be available by separate negotiation.

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.

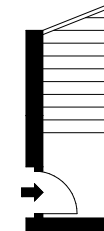
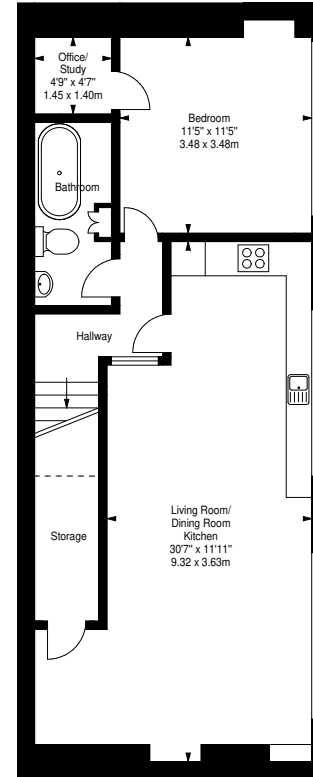
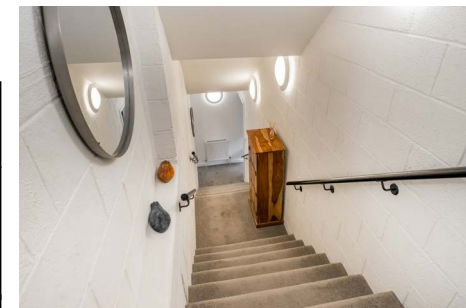
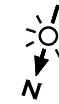
The property has a Council Tax Band **D**

The property has an Energy Rating Category **C**

15B Dean Bank Lane,
Edinburgh,
Midlothian, EH3 5BS



Approx. Gross Internal Area
737 Sq Ft - 68.47 Sq M
For identification only. Not to scale.
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Ground Floor Entrance