



26/13 Dean Park Street  
Edinburgh  
EH4 1JU

# 26/13 Dean Park Street Edinburgh

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Forming part of a traditional tenement this appealing fourth/top floor flat is located in the highly sought after area of Stockbridge. The property has a wide variety of amenities in Stockbridge on the doorstep and also lies within easy reach of the City Centre.

The interior of the property is well proportioned and bright throughout. The accommodation comprises - entrance hall; open plan living room/kitchen/dining; two bedrooms and a a spacious bathroom.

To the outside is a well maintained shared garden, with on street permit parking to front.

The property is fully double glazed, and benefits from gas fired central heating.

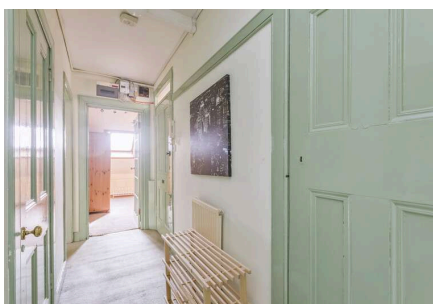
## Property Features

Top/Fourth Floor

Shared Garden

Gas Central Heating

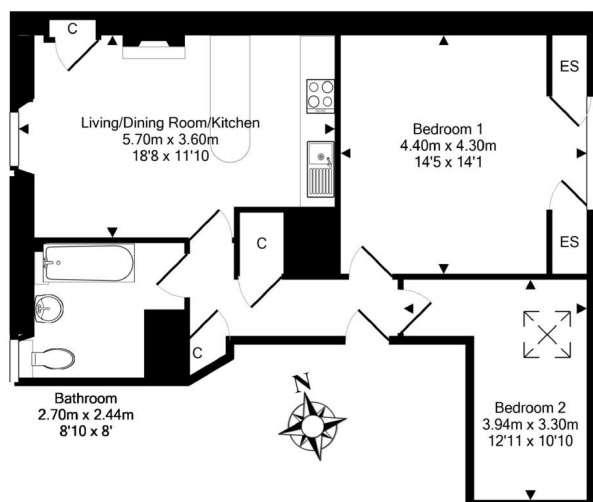
Double Glazing







Dean Park Street is a highly sought after residential area within Stockbridge and located just a short walk from the retail and commercial thoroughfares of Princes Street and George Street. There is an array of specialist shops, fashionable bars, restaurants, quaint coffee shops, delis and boutiques which are all within easy walking distance. Recreational amenities in the locality include the Water of Leith Walkway, the Royal Botanic Gardens, Inverleith Park and the Glenogle Swim Centre. The Modern Art and Dean Galleries are also easily accessible. Comely Bank is within commuting distance of Edinburgh International Airport by car, and also a short distance from Haymarket Railway Station and the tram link at Haymarket.



Total Approx. Floor Area 59.3 Sq.M. (639 Sq.Ft.)

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021

### Extras

All floor coverings and light fittings. Integrated appliances included within sale (no warranty shall be given).

**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

**andersonstrathernproperty.co.uk**

#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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