



Location

This 2nd floor, 2 bedroomed flat is peacefully positioned in Edinburgh's sought-after Dean Village nestled by the Water of Leith.

This idyllic setting is within easy reach of the fashionable Stockbridge, Comely Bank, Princes Street and the West End where there are an abundance of local amenities including bistros, bars, restaurants, boutique shops and cultural venues.

Recreational and cultural facilities are aplenty with the Scottish National Gallery of Modern Art and Drumsheugh Baths Club, one of the finest in the country providing wonderful leisure and fitness facilities within beautiful Victorian premises, both just a short walk away. For those who enjoy the outdoors, The Water of Leith walkway, and the Royal Botanical Gardens are also nearby.

The City Centre, Haymarket Station and the Edinburgh Trams are within comfortable walking distance with the tram providing a quick link to Edinburgh International Airport.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hall with storage cupboard

Bright and spacious lounge with dual aspect window

Modern fitted kitchen with stylish gloss units, integrated oven, hob, and microwave, and extractor fan: these items are believed to be in good working order though their condition is not warranted

Master bedroom with fitted wardrobe and en-suite with WC and wash basin

Second bedroom with fitted wardrobe

Family shower room with WC, wash basin and shower

Extra features

Double Glazing

Gas Central Heating

Private single garage within a short walk of the property

Landscaped gardens

Factor fee is around £600-£700 per year on average

Home Report

Please visit: www.allingham.co.uk or www.espc.com

ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

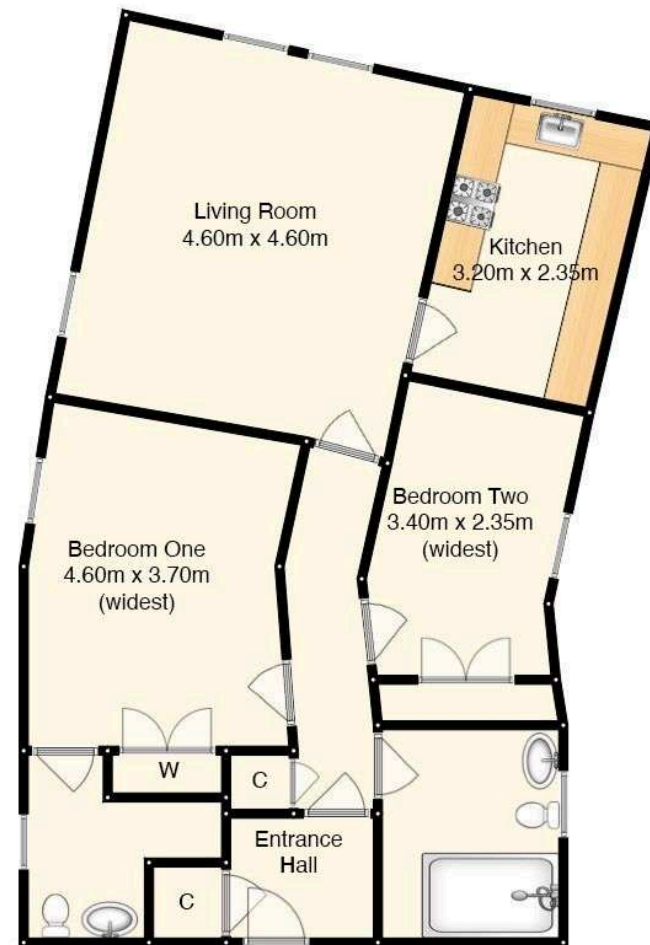
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
82m²

