



GIBSONKERR
Personal, Family Law & Property

1/2, Sunbury Place
Dean Village, Edinburgh, EH4 3BY



THIS IMAGE HAS BEEN VIRTUALLY STAGED



Property Summary

Set within a modern development in picturesque Dean Village, this ground-floor flat offers spacious, well-balanced accommodation in one of the capital's most desirable residential settings. The property features an entrance hall with excellent storage, a dual-aspect living and dining room, a fitted kitchen, two comfortable bedrooms, including a generous principal room with an en-suite with a towel warmer, and a bathroom. Residents enjoy peaceful surroundings beside the Water of Leith, with scenic riverside walks, nearby green spaces, and easy access to Stockbridge, the West End, and Edinburgh city centre. Excellent transport links, local cafés, restaurants, and everyday amenities are all within convenient reach. Please note that there is currently no fixed heating within the property.

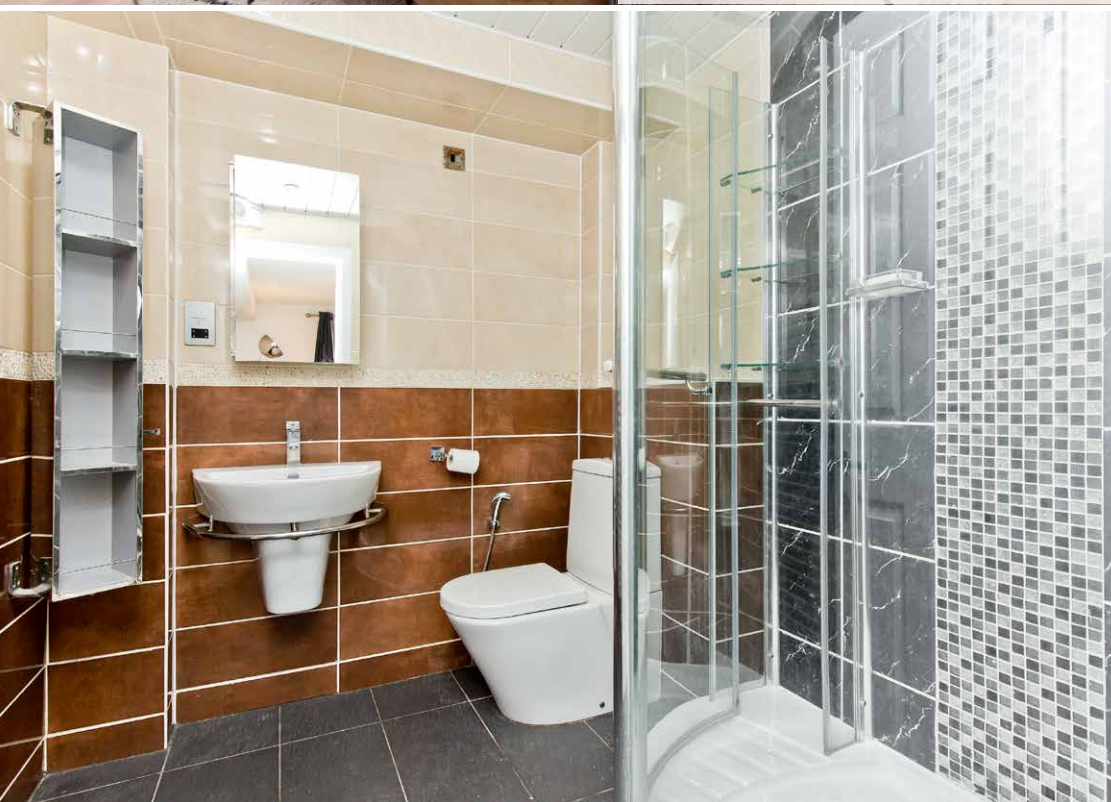
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

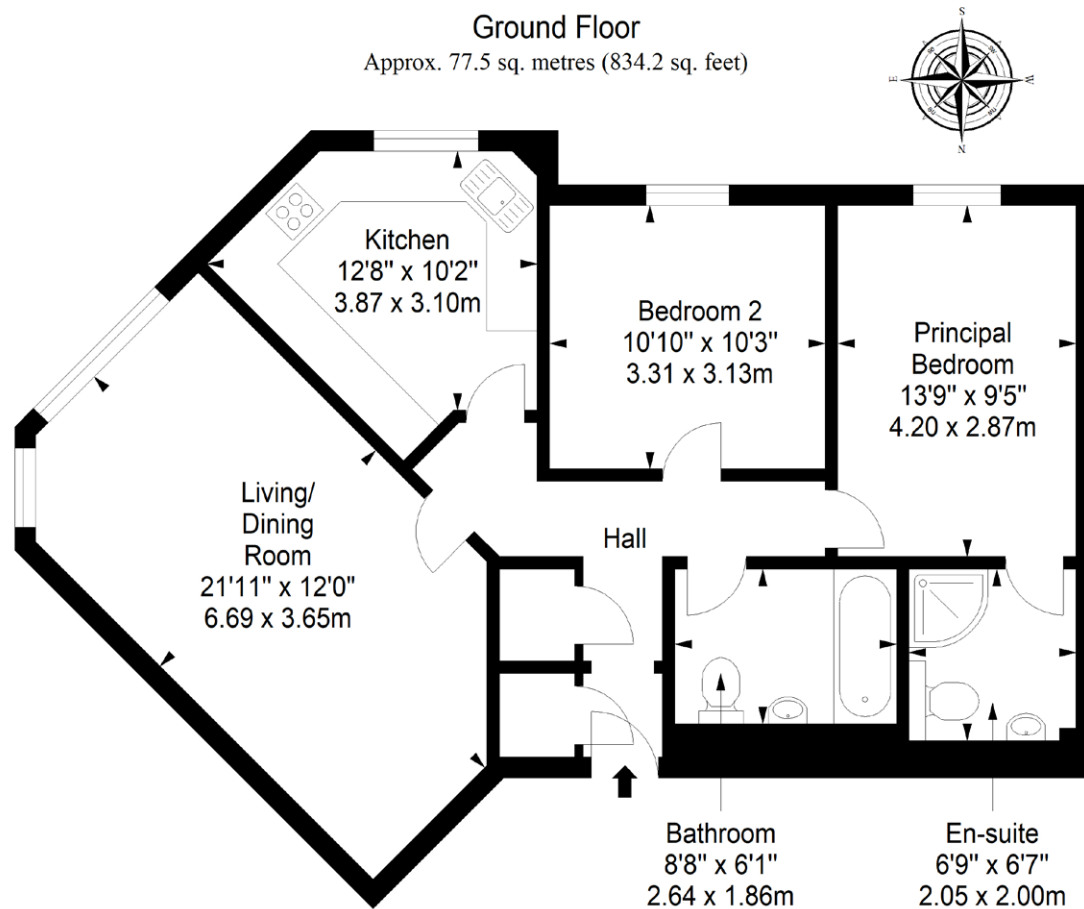
- Ground floor flat in Dean Village
- Part of a modern development
- Secure phone entry system
- Entrance hall with a large one storage cupboard, and one cupboard containing water/boiler unit
- Spacious, dual-aspect living/dining room
- Kitchen with fitted units
- Main bedroom with an en-suite
- Versatile second bedroom
- Bathroom with bath, overhead shower and bidet
- Communal garden with seating space
- Private garage parking
- Double glazing throughout
- EPC Rating - E



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Floorplan



Total area: approx. 77.5 sq. metres (834.2 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.