



17 (1F2) Dean Park Street, Stockbridge, Edinburgh, EH4 1JS
Bright and spacious one bedroom first floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

17 (1F2) or flat 6 Dean Park Street is a bright and spacious one bedroom first floor flat superbly situated in the desirable Stockbridge area with excellent local amenities and public transport links on the doorstep. The property could now benefit from some cosmetic upgrading and would suit a range of buyers including first time buyers, professionals, investors or as a pied-à-terre.

Entrance hall and utility cupboard; spacious living room / dining room with original fireplace, twin windows overlooking the front and storage cupboard; fitted kitchen with wall and base units and appliances; good-sized double bedroom with fitted wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained communal rear gardens. Residents permit and pay & display on street parking.

LOCATION

Dean Park Street is situated in the thriving village of Stockbridge, next to 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 a Marks and Spencer Food Hall, Scotmid Co-operative 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 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, curtains & blinds, chest of drawers, bedside tables 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.

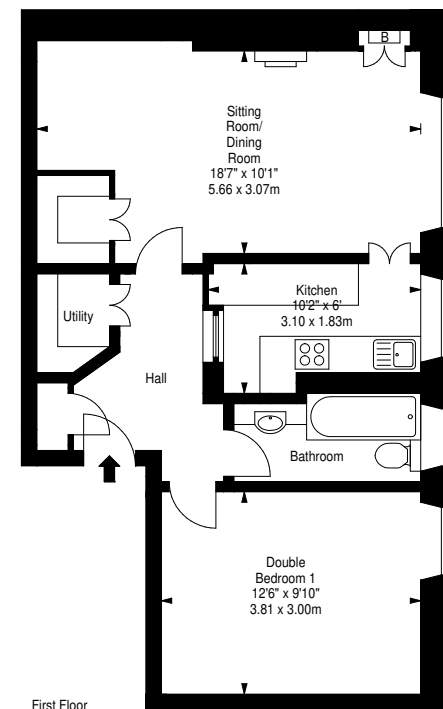
The property has a Council Tax Band C

The property has an Energy Rating Category C
Tenure Freehold

**1 Flat 2,
17 Dean Park Street,
Edinburgh,
Midlothian, EH4 1JS**



Approx. Gross Internal Area
527 Sq Ft - 48.96 Sq M
For identification only. Not to scale.
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First Floor



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.