NEILSONS

Solicitors & Estate Agents



Offers Over

£310,000

19/1 Dean Park Street

Stockbridge | Edinburgh | EH4 1JS

Quietly situated to the rear of a traditional tenement, this two bedroom ground floor flat enjoys a desirable setting in Edinburgh's popular Stockbridge district. Ready to move into, the property offers an appealing combination of tucked away positioning and convenient access to the neighbourhood's independent shops, cafes, restaurants and parks.

- 1 public room
- 2 bedrooms plus boxroom
- 1 bathroom
- Communal garden
- Permit/meter parking
- EPC rating – C
- Council tax band - C



Description

A welcoming hallway leads through to the bright lounge, which enjoys a leafy outlook over the rear garden and is open plan to the stylish kitchen which is fitted with a range of wall and base units with co-ordinated worktops, integrated appliances and a breakfast bar. Two bedrooms are complemented by a versatile boxroom, ideal for use as a home office or study. A contemporary shower room with a walk in rainfall shower, white suite and heated towel rail completes the accommodation. Further benefits include a secure entry system, gas central heating and double glazing.





Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher. Other items of furniture are available by separate negotiation.

Gardens and Parking

There is a good size, well maintained communal garden to the rear providing an ideal space to relax and enjoy the warmer months. There is permit/meter parking outside and in the surrounding streets.

Factoring

The building is maintained by Edinburgh Block Management at a cost of approximately £350 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

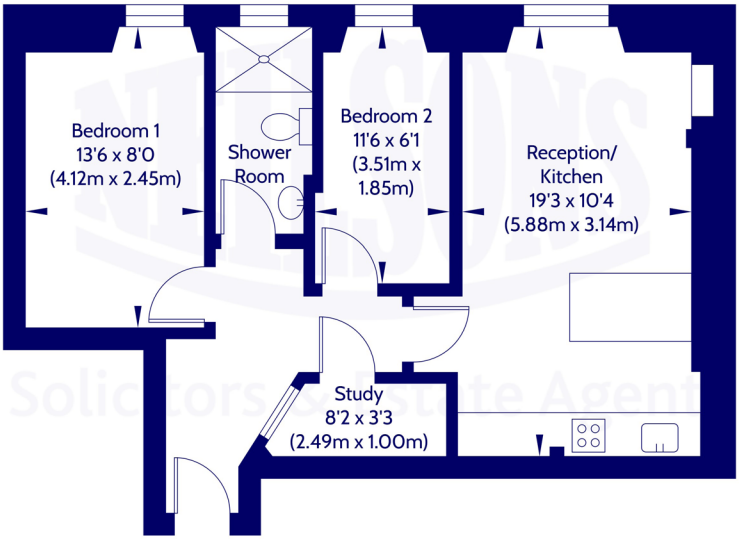
Stockbridge offers a unique village atmosphere with a wealth of amenities, including independent and specialist shops, art galleries, bookshops, fashionable cafes, restaurants, and bars. A large Waitrose supermarket is situated nearby and there is the Stockbridge farmers market held every Sunday at Saunders Street offering fresh produce from independent traders. Nearby Craigleith Retail Park also offers more extensive shopping with a wide variety of high street stores. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include Glenogle Swim Centre with gym, open spaces of Inverleith Park & Royal Botanic Garden and the Water of Leith Walkway offering scenic walks/cycling opportunities.





Approx. Gross Internal Floor Area 50 Sq M / 540 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year