

COULTERS©

46/1 DEAN STREET

STOCKBRIDGE, EDINBURGH, EH4 1LW

1 BED | 1 BATH | 1 PUBLIC







TAKE A LOOK INSIDE

Occupying an exceptional position on a quiet cobbled street in the heart of Stockbridge, 46/1 Dean Street is a beautifully presented first-floor flat which has been recently refurbished to create a stylish and contemporary home. Just moments from the independent shops, cafés, restaurants and bars that Stockbridge is renowned for, the property enjoys all the character and convenience of this much-loved village neighbourhood, with the city centre also within easy reach.

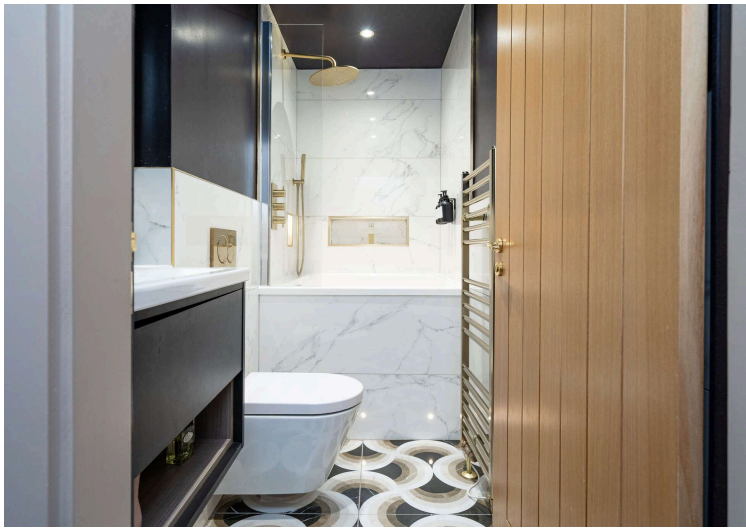
Finished to a high standard throughout, the flat offers bright, thoughtfully arranged interiors. The main entrance door at ground level has a secure entry system and is shared with just one other flat. Internally, the accommodation comprises a welcoming entrance hall leading through to the impressive open-plan sitting room, dining area and kitchen. With a skylight and windows overlooking the gardens to rear, the room is bright and well arranged. The beautifully appointed kitchen is fitted with a range of wall and base-mounted cabinetry, integrated appliances and a stylish breakfast bar, providing a practical space for everyday living.

KEY FEATURES

- Charming first floor flat situated in desirable Stockbridge.
- Modern kitchen and bathroom.
- Superb selection of shops, cafes and restaurants nearby.
- EPC Rating - D
- Double bedroom with space for home working.
- Permit parking available.
- Inverleith Park a short stroll away.
- Council Tax Band - C







The generous double bedroom benefits from useful built-in storage, together with a separate dressing area which could also be utilised as a home-working space. The contemporary shower room completes the accommodation, featuring a luxurious Japanese-style bath with overhead shower, stylish brushed gold fittings and attractive wall and floor tiling.

The property is fitted with gas central heating.

Residents' permit parking is available on Dean Street and the surrounding streets.



THE LOCAL AREA

Situated within a conservation area in the heart of Stockbridge, one of Edinburgh's most desirable neighbourhoods, the property is surrounded by an array of fashionable bars, artisan shops, and renowned eateries. A high-amenity area, Stockbridge offers everything from hairdressers and coffee shops to doctors, pharmacies, and convenience stores - all right on the doorstep. For shopping, a Sainsbury's Local is just around the corner on Deanhaugh Street, while a Waitrose in nearby Comely Bank offers further choice. The popular Stockbridge Farmers' Market, held every weekend at Jubilee Gardens, provides fresh local produce and artisan goods. Outdoor enthusiasts will appreciate the proximity to Inverleith Park and The Royal Botanic Garden, both within walking distance, as well as the picturesque Water of Leith Walkway just moments away. Recreational facilities include Glenogle Swimming Centre and The Grange Club, which offers facilities for cricket, tennis, squash, and hockey. For commuters, Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh Airport are all within a 20-minute walk, ensuring excellent connectivity.

EXTRAS

All blinds, light fittings, and integrated appliances are included in the sale. The wall-mounted TV does NOT form part of the sale. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £280,000

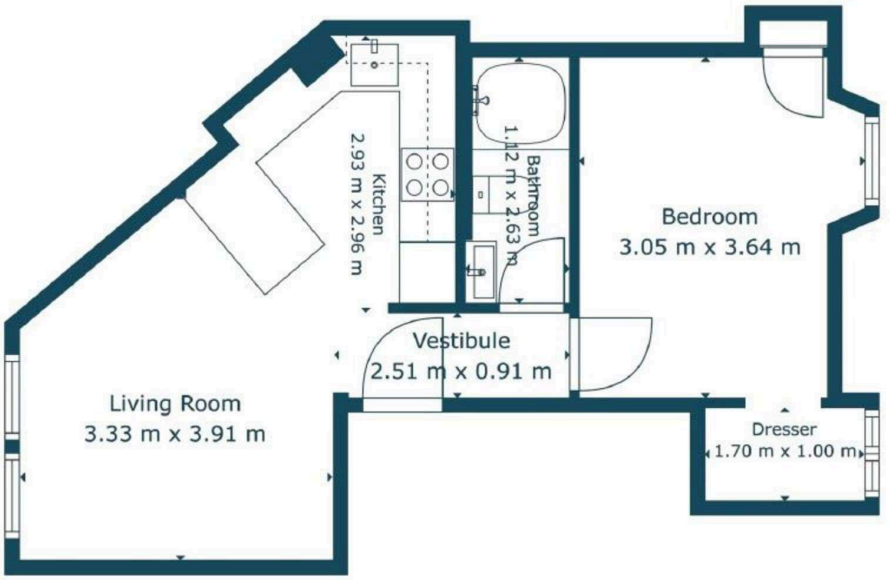
www.coultersproperty.co.uk

0131 603 7333

enquiries@coultersproperty.co.uk

46/1 Dean Street

Stockbridge, Edinburgh, EH4 1LW



Approx. Gross Internal Area:
387.501 Sq Ft (36 Sq M)

For Identification purposes only.
Not to scale. ***by ninetysix.co***

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.