



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**10/1F1 Dean Park Street**

STOCKBRIDGE, EDINBURGH, EH4 1JW

# STOCKBRIDGE

Selected as the “best place to live in Scotland” in the Sunday Times in 2016, Stockbridge is one of the city’s best served suburban locations.

As well as all the usual shopping facilities, this vibrant area provides numerous cafes, bars, pubs, restaurants, art galleries, delicatessens, craft shops and boutique retailers - all within a few hundred yards of the property. Other local amenities include a Post Office, GP surgery, library, public swimming pool and gym and banking services. On Sundays, the popular Stockbridge market is held, with stalls providing a range of local farm produce, arts and handicrafts, and many opportunities to sample hand-made and international foods.

Stockbridge is a short walk from Princes Street and using one of the many and frequent bus services that pass through the journey there is often less than 5 minutes.

For families, the property is within close proximity of several highly regarded schools such as Edinburgh Academy, Stewart’s Melville College, Flora Stevenson and Stockbridge primary schools. Broughton High School was also rated as Scotland’s best state

secondary school by the Tatler Schools guide in 2016. Inverleith Park and the Royal Botanic Gardens are close by and the Scottish Gallery of Modern Art is a short walk along the Water of Leith, which runs close to the property. The river is home to much wildlife including heron, kingfishers and water vole and also provides access to Edinburgh’s extensive cycle path network. Fishing is free with the appropriate permit.

For history lovers, there are many notable local attractions including St Bernard’s Well and Dean Village, in addition to the appealing architecture of nearby New Town. Stockbridge’s picturesque qualities have led to it being used as a location in several films. Famous local residents have included the painter Sir Henry Raeburn, pioneering physician Sir James Young Simpson, physicist James Clerk Maxwell and Madame Doubtfire, whose name was borrowed for Anne Fine’s famous novel.

All things considered, Stockbridge is a residential district of considerable aesthetic appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre.



# 10/1F1 DEAN PARK STREET

An excellent opportunity has arisen to acquire this highly desirable one bedroom first-floor flat, making for an ideal buy-to-let opportunity, while being well located within the popular Stockbridge area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a large walk-in cloak cupboard, a bright and spacious lounge, with optional use as an additional bedroom if desired and a dual aspect, open plan kitchen/diner which benefits from an integrated four-ring gas hob/oven, extractor hood, washing machine, dishwasher, under-unit lighting, a breakfast bar and a shelved larder. This room also offers optional use as an open plan lounge/kitchen/diner, should the owner wish to operate this property as a two bedroom.

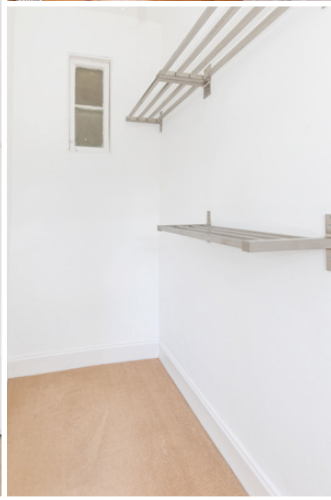
There is also a spacious double bedroom with two walk-in wardrobes, one of which is currently used as a home office and a three-piece, partially tiled bathroom which boasts an over-head shower and a chrome heated towel rail.

This property also benefits from a secure door entry system, gas central heating, single glazed sash & case windows and a communal garden to the rear of the property, accessed via the stairway.

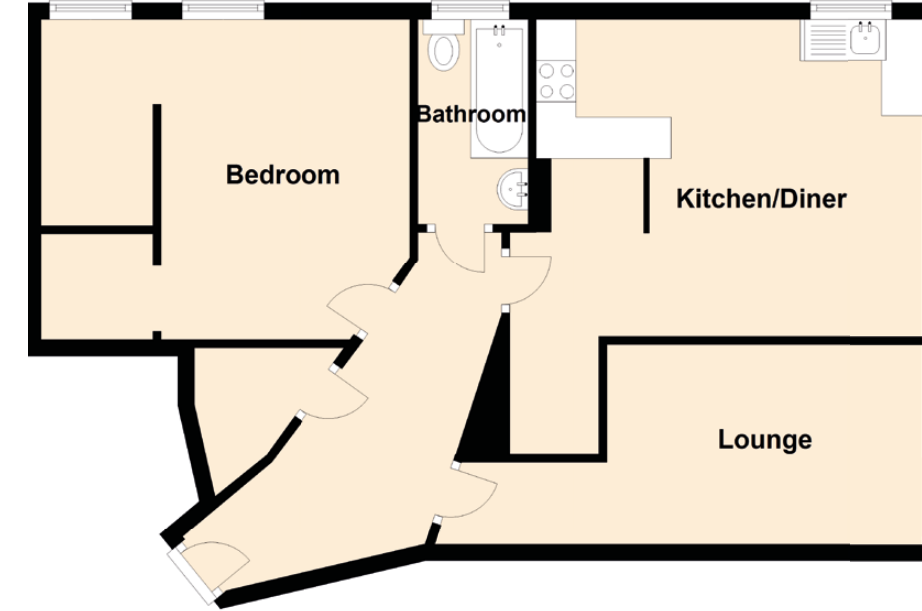
Finally, the permitted on-street parking will accommodate visitors, while residents permits are available at a small annual fee.



## HALL, LOUNGE & KITCHEN



# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.09m (16'8") x 2.43m (8')
Kitchen	4.72m (15'6") x 3.86m (12'8")
Bedroom	3.90m (12'10") x 3.03m (9'11")
Bathroom	2.48m (8'2") x 1.34m (4'5")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

## BEDROOM & BATHROOM

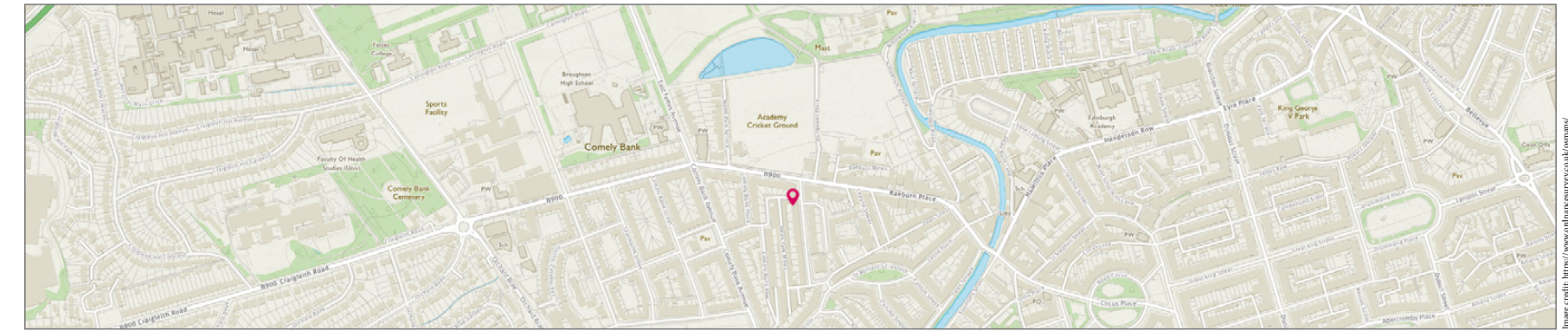


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