

8/5 Dean Path

EDINBURGH, EH4 3BA



ONE-BEDROOM FLAT IN THE
HEART OF DEAN VILLAGE



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Part Exchange available! McEwan Fraser is delighted to present this charming one-bedroom flat to the market. The property boasts a magnificent location in the heart of Dean Village, one of Edinburgh's most sought-after residential areas. The property benefits from a spacious living room and bedroom, a separate kitchen, gas central heating, double glazing, two large storage cupboards, and a lovely communal garden. The property is offered to the market chain free.

Internally, accommodation is focused on a generous living room that is neutrally decorated and has plenty of space for a large suite and a dining table. The living room has a dual aspect, making it naturally bright, and lovely views of the immediate area. The kitchen is accessed from the living room and makes fantastic use of the available space. There is a generous range of base and wall-mounted units that include an integrated gas hob and electric oven. The bedroom has excellent proportions and there is plenty of space for a large frame bed and a full range of supporting furniture. The accommodation is completed by the bathroom which enjoys natural light and partial tiling. The bathroom includes a three-piece white suite with a shower over the bath.



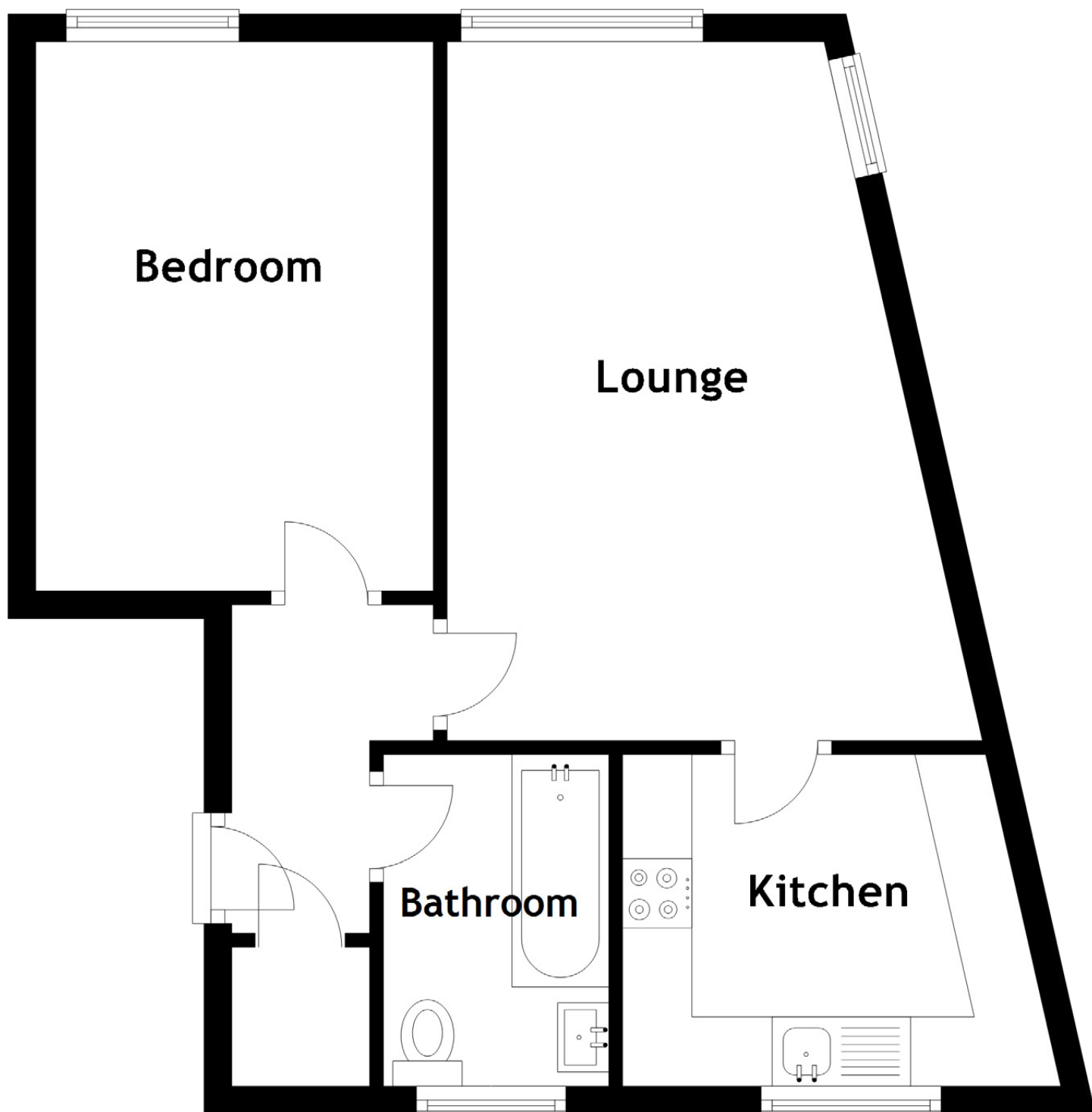




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	5.05m (16'7") x 3.87m (12'8")	Gross internal floor area (m ²): 41m ²
Kitchen	3.38m (11'1") x 2.40m (7'10")	EPC Rating: C
Bedroom	3.97m (13') x 2.87m (9'5")	
Bathroom	2.40m (7'10") x 1.63m (5'4")	



Externally, the property has the use of a large communal garden and drying green. You can hear the sound of the waterfall at the bottom of the garden, a relaxing beautiful meditative garden space. The area has residents' permit parking. This is a charming property that would make a magnificent starter flat or a sound buy-to-let investment.

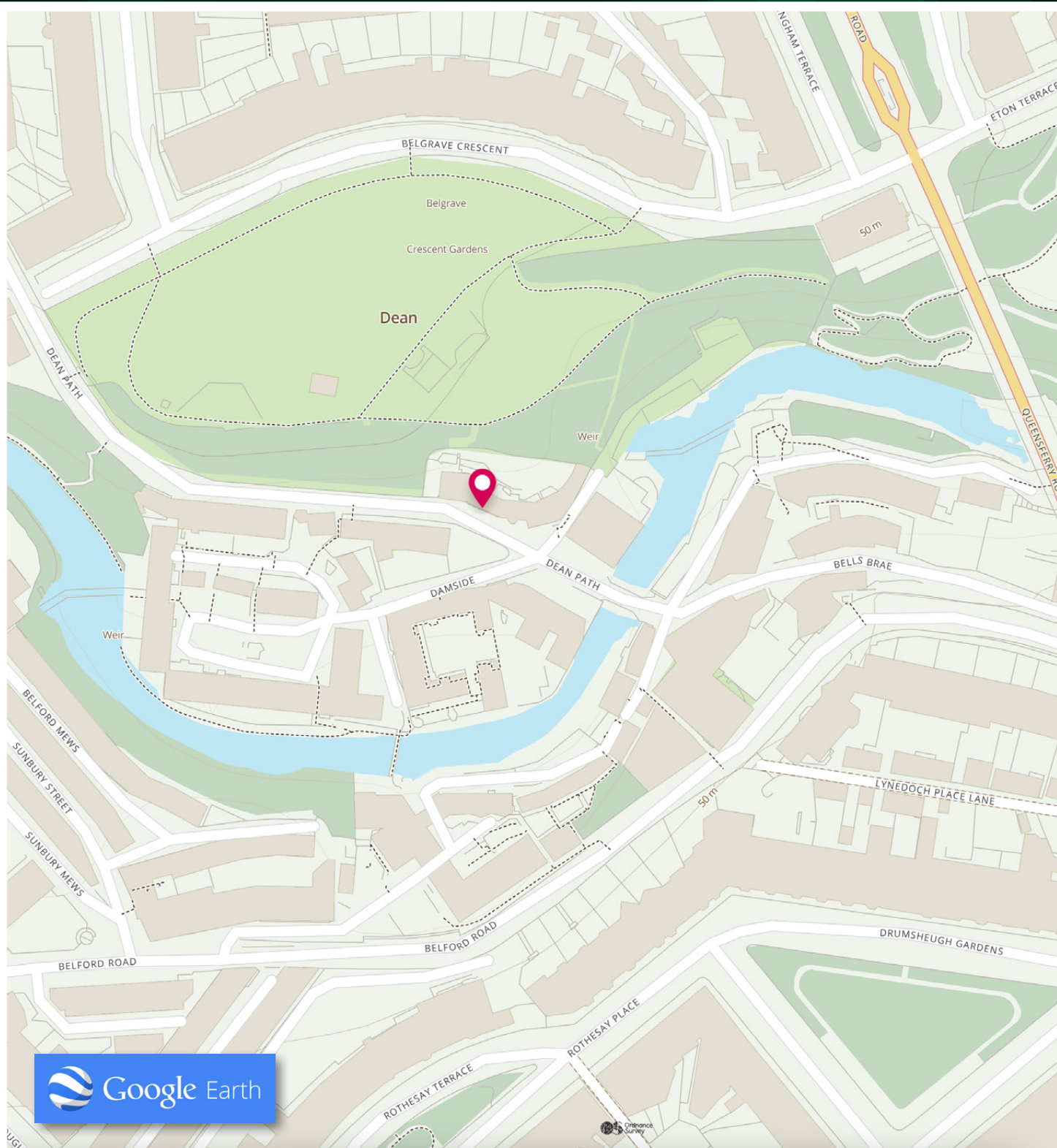






Edinburgh, famous for its architectural history provides one of the most attractive and residential working environments and is famed as a city of culture. Dean Path is situated in the very heart of this, located in the desirable Dean Village on the banks of the beautiful Water of Leith, an area enjoying unrivaled access to the city's fantastic array of shopping and entertainment amenities, and historic and cultural attractions. The main shopping and commercial thoroughfares of Princes Street, George Street, and Multrees Walk which offers luxury shopping, home of Scotland's only Harvey Nichols, Louis Vuitton, and many other exclusive fashion brands making the Multrees Walk shopping experience second to none, and the West End Village's delightful independent shopping area. Enjoying a diverse array of entertainment and recreation options, the area enjoys easy access to quaint local pubs, lively bars, and an eclectic range of restaurants, serving a wide choice of cuisines.

The West End is also home to some of the capital's most prestigious theatres and music venues, including the iconic domed Usher Hall. Due to its central location, the area is well-served by transport links, offering connections across the city and further afield, and is also conveniently placed for access to the city's two main train stations.



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Part
Exchange
Available



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