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DEAN VILLAGE, EDINBURGH, EH4 3BE

Originally called the “Water of Leith Village”, Dean Village was a successful grain milling hamlet for over 800 years and the remnants of this industry can still be seen today.

Situated in a UNESCO world heritage site, only 10 minutes walk from Princes Street and conveniently located for both Waverley and Haymarket train stations, Dean Villiage is ideally placed for commuting or exploring - you are never far away from an excellent art gallery; carol singers in the winter or festival shows in the summer.

A short walk along the Water of Leith walkway and you will arrive in cosmopolitan Stockbridge, with excellent restaurants, including Tom Kitchen’s Scran and Scallie Gastro pub and The Rayburn Hotel. Home to specialist boutiques, buzzing cafes, welcoming bars and one of only two Waitrose stores in Edinburgh, everything you need is close to hand.

For the sports enthusiasts: Dean Tennis Club, Edinburgh Sports Club, Drumsheugh private swimming baths are on your doorstep, while Murrayfield and Inverleith Park are a short walk away.



An excellent opportunity has arisen to acquire this highly desirable second-floor flat, making for an ideal buy-to-let opportunity, while being located within the prestigious Dean Village area of Edinburgh. Viewing of this property is highly recommended.

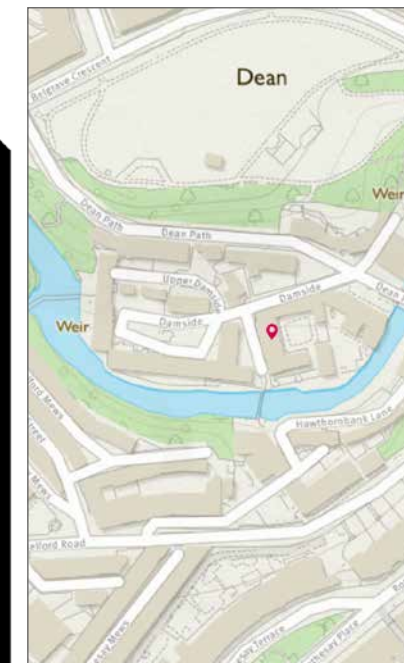
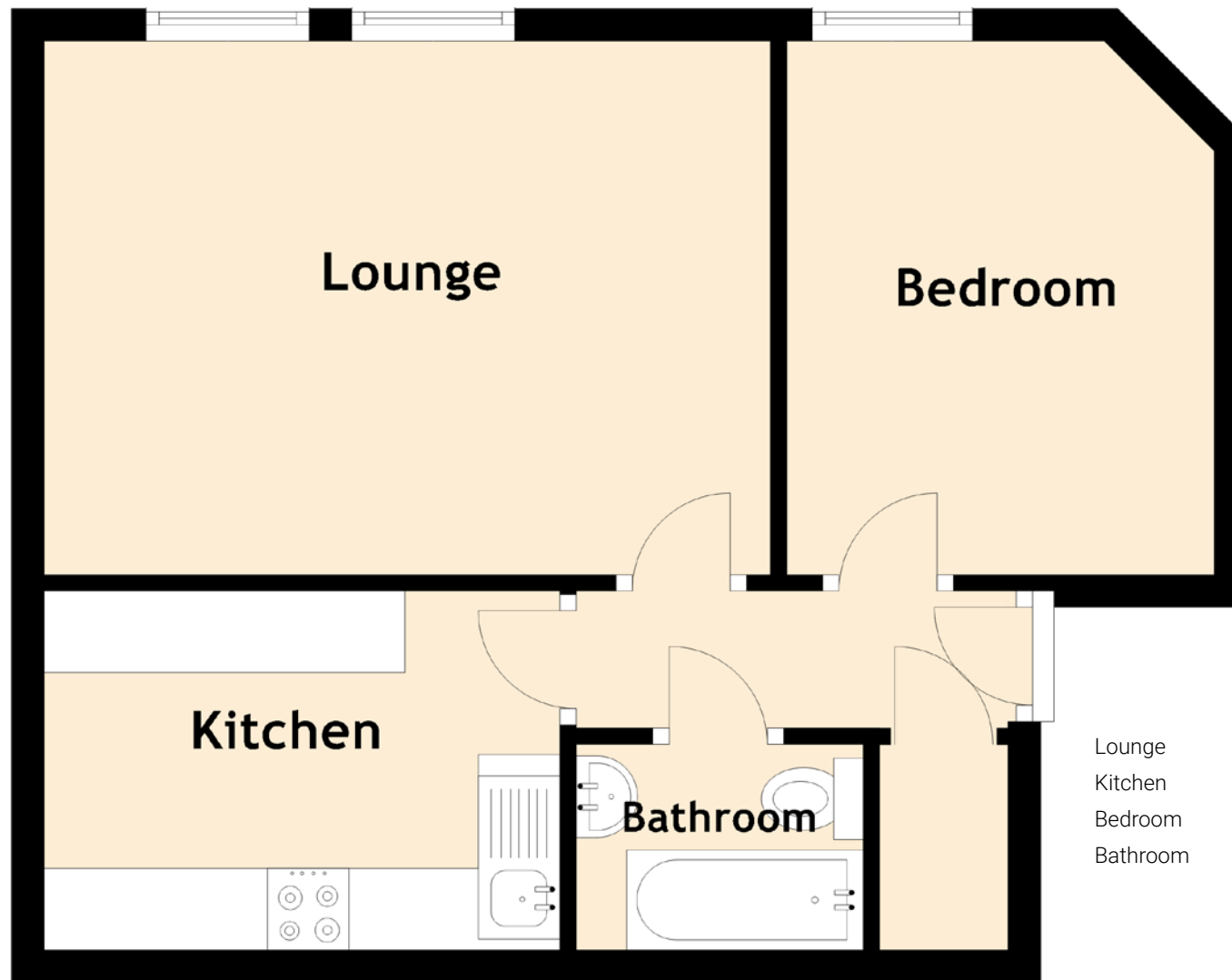
Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a large walk-in cloak cupboard, a bright and spacious lounge with a feature fire including surround as well as an Edinburgh press cupboard and a modern, partially splash-backed kitchen which benefits from an integrated 4 gas hob/oven, extractor hood, dishwasher, Washing machine, fridge and freezer.

There is also a double bedroom and a three-piece, partially splash-backed bathroom with an overhead shower.

This property also benefits from gas central heating, upgraded approx. October 2019, single glazed sash & case windows and communal garden grounds surrounding the property, including bike racks and a courtyard to the centre. There are views across the courtyard from the front of the property, while there are views of The Water of Leith from the rear.

There is more than adequate on-street meter parking to accommodate for visitors, while residents have the option of annual permits at a small fee.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.45m (14'7") x 3.27m (10'9")
Kitchen	3.16m (10'4") x 2.20m (7'3")
Bedroom	3.27m (10'9") x 2.62m (8'7")
Bathroom	1.76m (5'9") x 1.26m (4'2")

Gross internal floor area (m²): 42m²
EPC Rating: C



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