

# 14/2 Dean Park Street

STOCKBRIDGE, EDINBURGH, EH4 1JP



*Situated in ever-popular Stockbridge, very well presented and occupies a ground floor position with a private front garden*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this traditional one-bedroom tenement flat to the market. Situated in ever-popular Stockbridge, is very well presented and occupies a ground floor position with a private front garden and communal rear garden.

# THE LIVING ROOM



Accommodation is focused on a generous living room. With abundant natural light, exposed flooring, fireplace and the high ceiling typical of this style of property, the living room has plenty of potential for a purchaser to create their ideal living space. The living room also includes a large integrated storage cupboard to help with day to day clutter.



# THE KITCHEN



The kitchen is accessed from the central hallway and comprises a range of base and wall mounted units that offer a decent amount of prep and storage space. Hob, oven and fridge are integrated and space is provided for a free-standing washing machine.





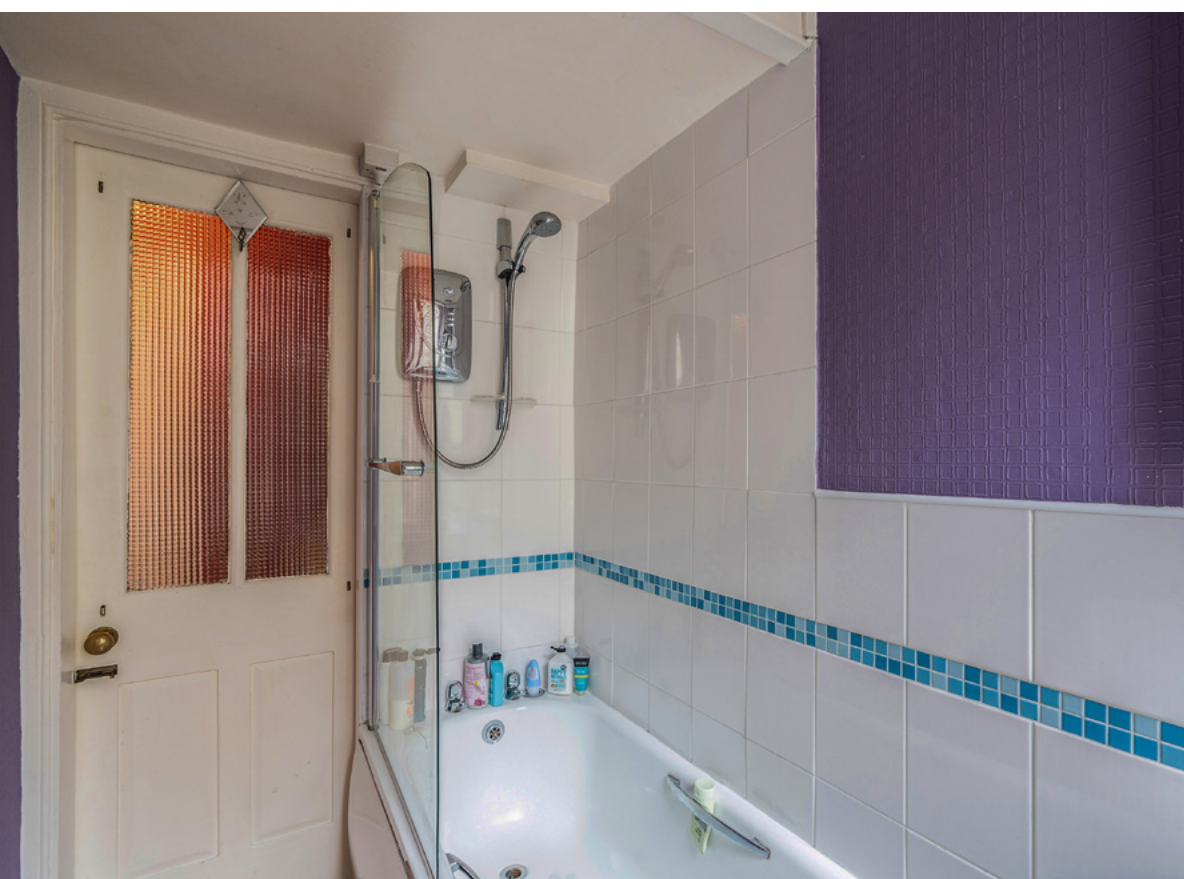
The bedroom enjoys similar proportions to the living room and boasts a high ceiling, exposed flooring, neutral decor and ample floor space for a full range of free-standing bedroom furniture.

# THE BEDROOM





# THE BATHROOM



The internal accommodation is completed by the bathroom which enjoys natural light, partial tiling and a white three piece suite with shower over bath.



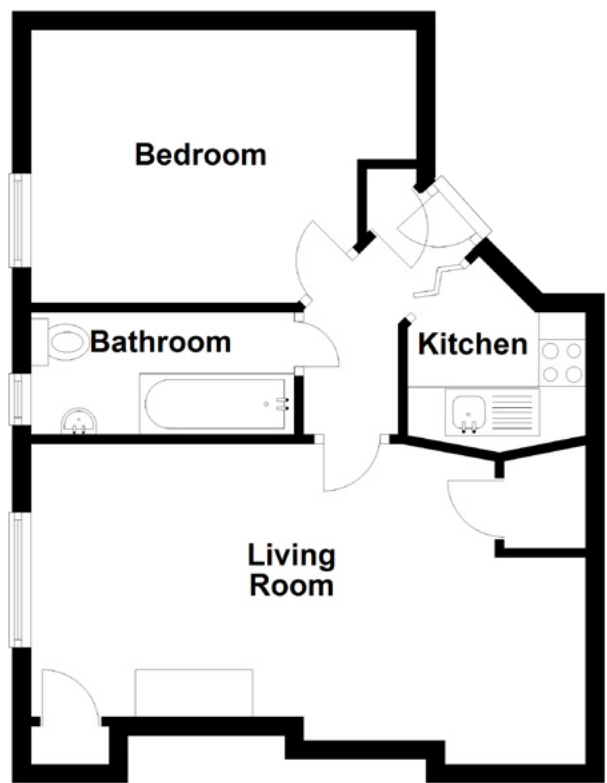
Externally, there is a small private front garden and a communal rear garden which are both well maintained. There is also ample permit parking in the area for residents.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

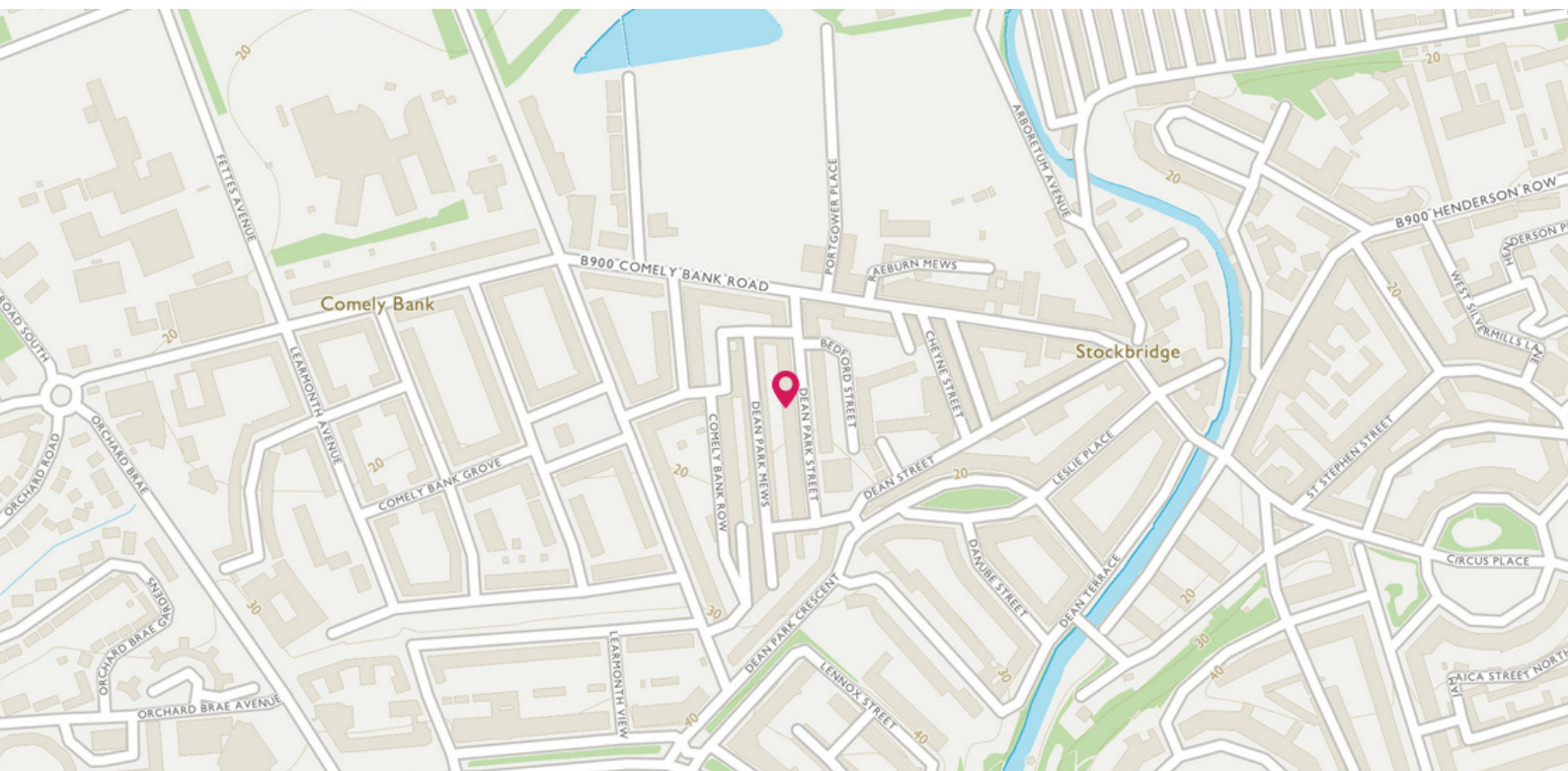


Approximate Dimensions  
(Taken from the widest point)

Bedroom 4.10m (13'5") x 2.90m (9'6")  
Bathroom 2.80m (9'2") x 1.30m (4'3")

Living Room 5.90m (19'4") x 2.99m (9'10")  
Kitchen 2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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.

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.

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



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