

# 27/5 Sunbury Street

DEAN VILLAGE, EDINBURGH, EH4 3BU



*Duplex three-bedroom loft-style apartment offers excellent accommodation over the top two floors of Sunbury House*



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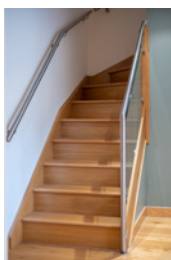
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McEwan Fraser is delighted to present this duplex three-bedroom loft-style apartment to the market. The property offers excellent accommodation over the top two floors of Sunbury House in the stylish 'Riverbank' development which was completed in 2009. The property itself is within the former premises of Whittock & Reid, the famous cabinet makers who occupied the building until the 1990s. This distinctive building was converted into a number of self-contained apartments in 2009 and is set within secure landscaped gardens. Riverbank boasts secure underground parking, with each property having a double space for two cars, and enjoys an enviable, extremely tranquil setting, which is within a few minute's walk of the West End of Princes Street and all the amenities for which Edinburgh is renowned.

# THE LIVING ROOM



The apartment is accessed by means of a well-maintained stairway or a fully serviced lift which leads to all floors. The split-level principal living area is essentially open plan in design, yet falls naturally into leisure, dining and cooking areas. It is a wonderful entertaining space, with stylish hardwood flooring, original wooden beams and a multitude of skylights.



# THE KITCHEN/DINER







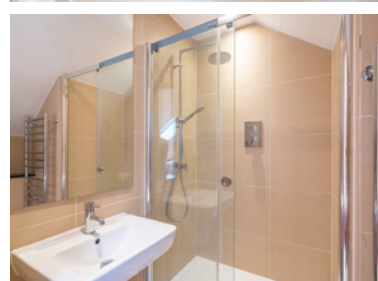
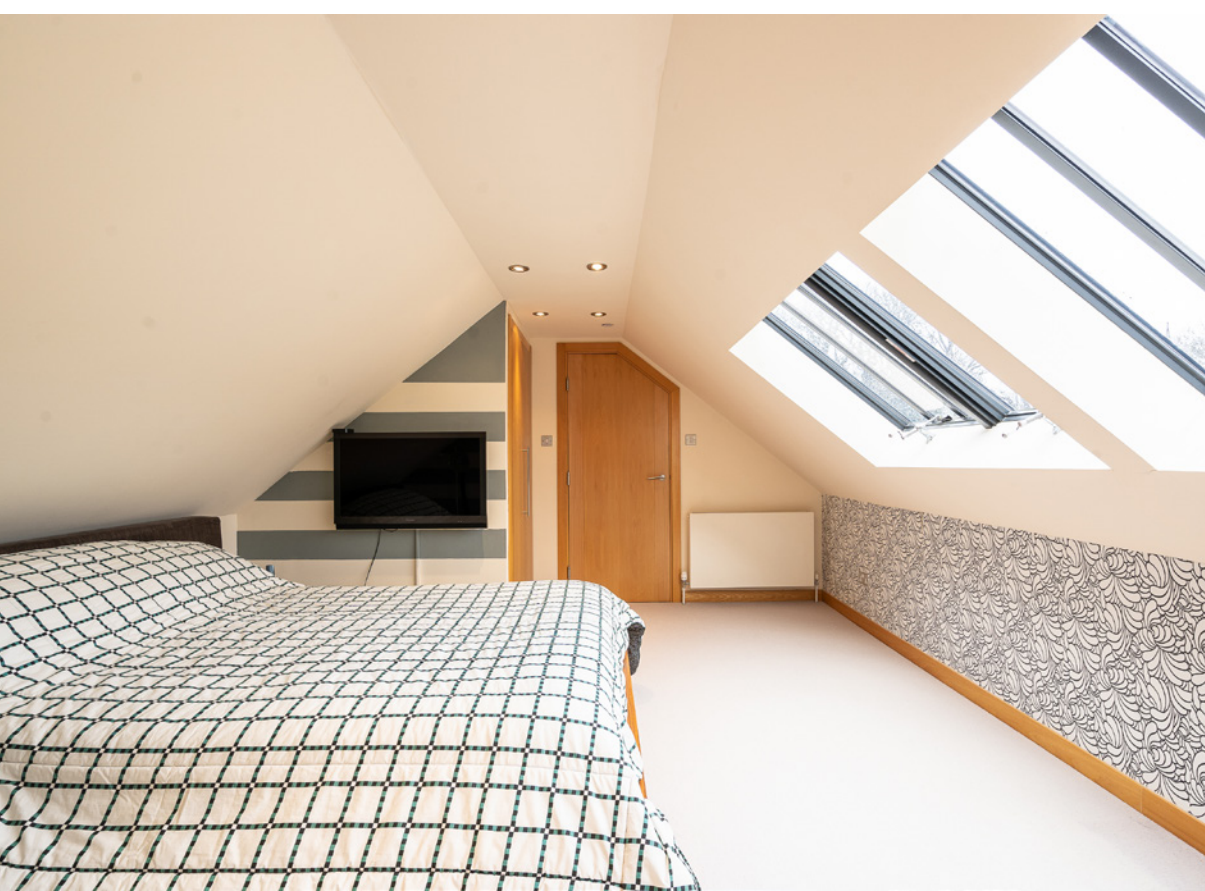
There are two double bedrooms and the main bathroom on this level, in addition to a spacious hallway which incorporates an abundance of built-in storage. A staircase leads to the very spacious master bedroom, featuring similar windows to the living room, which leads in turn to a bright contemporary en-suite shower room.

# THE BATHROOM





# MASTER BEDROOM





# BEDROOM 2





# BEDROOM 3





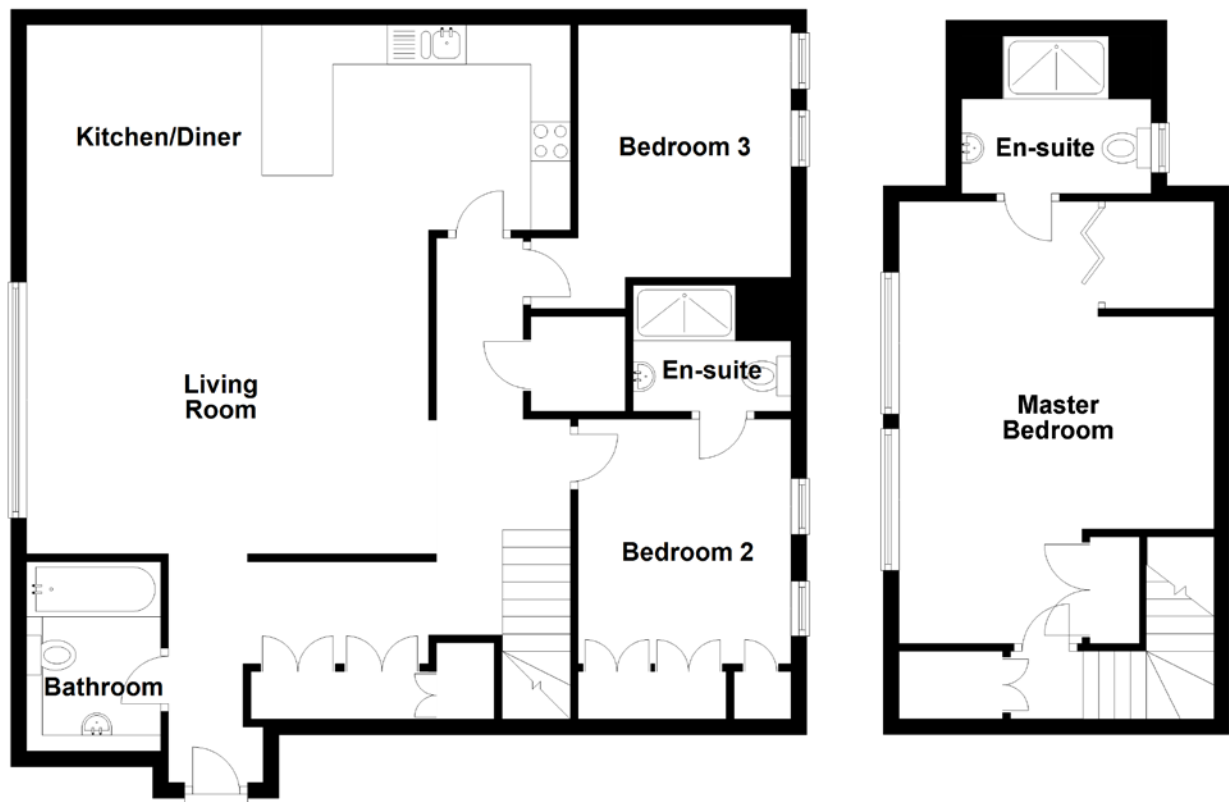
Further benefits on offer include gas underfloor heating on the lower floor, double glazing, a state of the art entry and security system, and wiring for home entertainment equipment.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



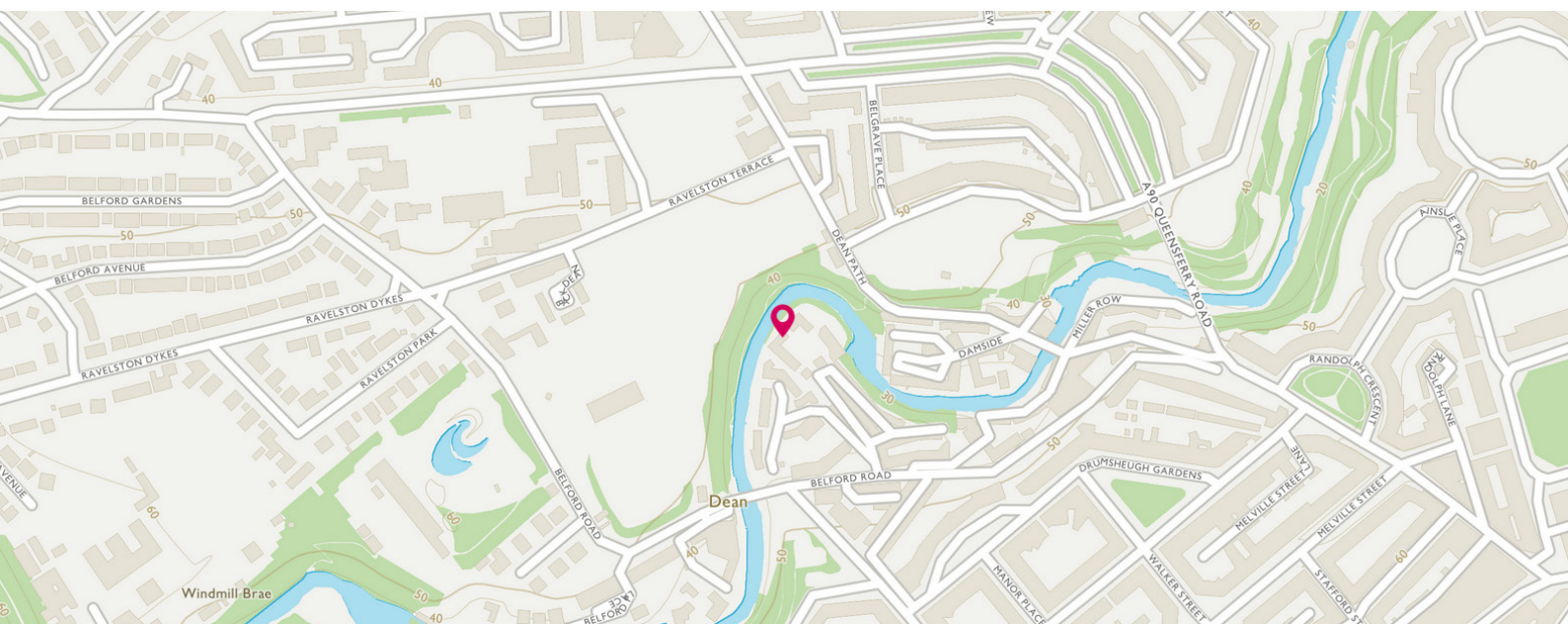
Approximate Dimensions  
(Taken from the widest point)

Living Room	5.10m (16'9") x 4.00m (13'2")
Kitchen/Diner	6.90m (22'8") x 2.60m (8'6")
Master Bedroom	5.60m (18'5") x 4.00m (13'1")
En-suite	2.40m (7'11") x 2.00m (6'7")

Bedroom 2	3.10m (10'2") x 2.70m (8'10")
En-suite	2.00m (6'7") x 1.60m (5'3")
Bedroom 3	3.90m (12'10") x 3.30m (10'10")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup>  
EPC Rating: C

VIRTUAL TOUR





# THE LOCATION

Dean is located in a conservation area which forms part of the Edinburgh World Heritage Site. It is a highly desirable and peaceful residential district to the north west of the city centre, and yet only a short distance from the retail and commercial core of Princes Street and George Street.







The cosmopolitan district of Stockbridge is also only a short riverside walk away and offers a superb choice of specialty shops, fashionable bars, coffee shops, delis and boutiques. There is easy access to the Water of Leith walkway and cycle path, the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station and tram stop is close by. Flora Stevenson Primary School and ESMS are within walking distance.



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