

COULTERS[©]

WELCOME TO:
DEAN STREET

35/5 Dean Street, Stockbridge, Edinburgh, EH4 1LN



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DEAN STREET AT A GLANCE:



Desirable
Stockbridge location



Category B listed
three-bedroom flat



Original period
details



Walking distance of
The New Town



Enclosed shared
courtyard



The Royal Botanic
Garden nearby

EXTRAS:

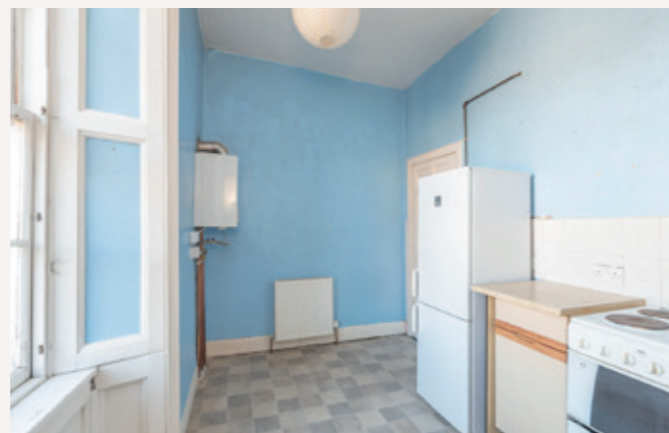
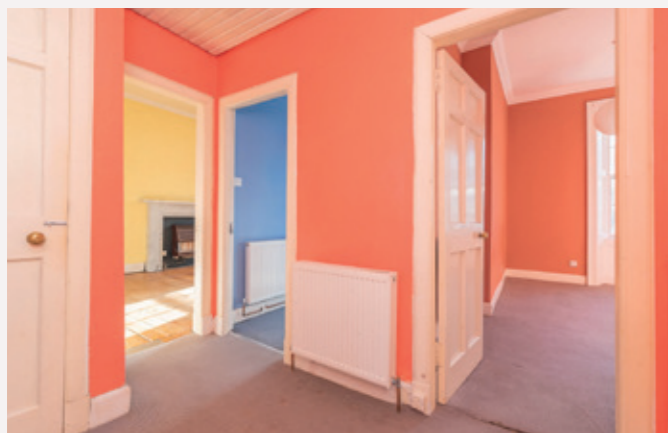
The light fittings, carpets and fitted floor coverings are included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This Category B-listed, three-bedroom apartment is found on a picturesque, cobbled street just off Stockbridge's Raeburn Place. Now in need of modernisation, it will make a wonderful blank canvas for anyone looking to start their property journey or as an investment opportunity in the centre of the historic Stockbridge area. Boasting original period details, generous room sizes, and a shared courtyard, this is a rare and exciting opportunity not to be missed.

- Bright and generous living room with period details including original wooden flooring, sash-and-case window, Edinburgh press and mantelpiece.
- Well-proportioned kitchen that overlooks the sunny rear gardens.
- Two spacious double bedrooms to the front of the property, one with original wooden flooring and the other carpeted. Both would allow for a variety of furniture layouts.
- A third, single carpeted bedroom, would also work well as a home office.
- Family bathroom with brand new three piece suite.
- Gas central heating throughout.
- Enclosed shared courtyard and secure entry system for the building.
- On-street permit parking.



LOCATION, LOCATION, LOCATION:

Stockbridge is one of Edinburgh's most popular areas, conveniently placed just a short walk from the City Centre. Packed with a mixture of beautiful Georgian architecture and abundant greenery, you're never more than minutes away from amenities of the highest standard.

Fashionable bars such as Good Brother's Wine Bar, The Raeburn, Hectors and Hamilton's; restaurants including Pepe Nero's and The Scran and Scallie; and a variety of quality independent retailers sit right on the doorstep.

Princes Street and George Street are just a twenty-minute walk away. Though surrounded by local options for groceries, larger shopping is available at Waitrose in Comely Bank and Sainsbury's at Craigmile Retail Park, both within five minutes driving.

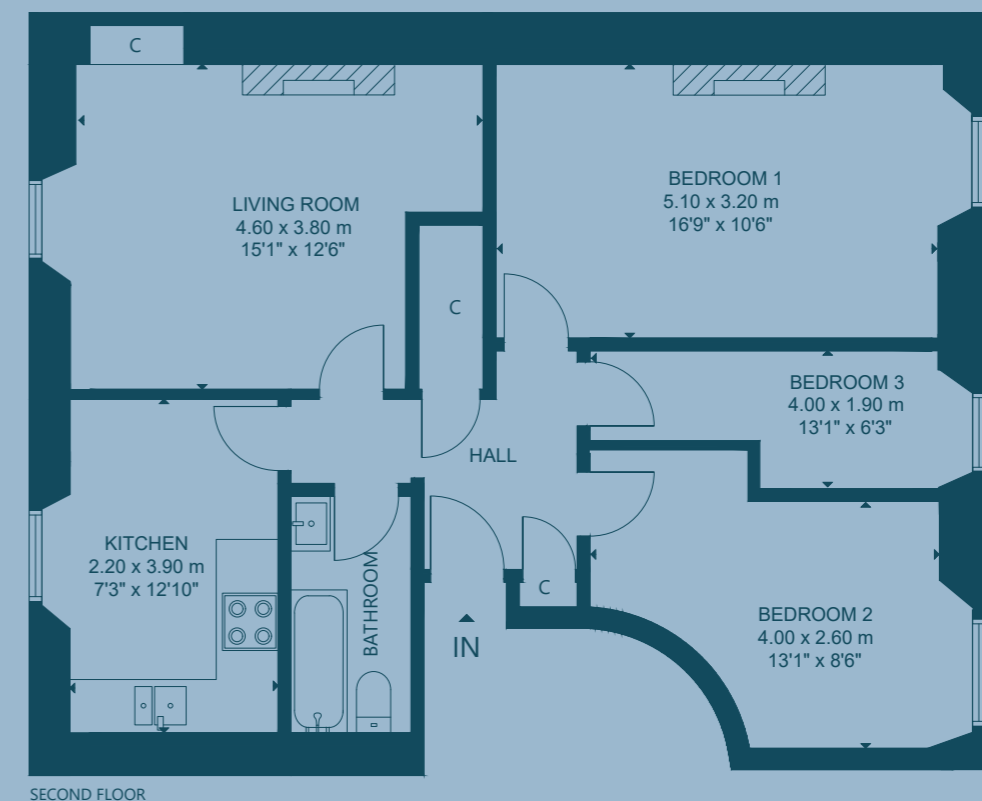
The scenic green spaces of Inverleith Park and The Royal Botanic Gardens are nearby, as is The Water of Leith. Recreational opportunities in the area comprise the Grange Sports Club, Glenogle Swim Centre, and Tribe Yoga.

Primary and secondary schooling includes Stockbridge Primary, Flora Stevenson Primary and Broughton High School. It is well-placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School.

Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh International Airport are a little over ten minutes away by bus, while the area is an excellent location for access to the Queensferry Crossing via Telford Road.



FLOOR PLAN:



35/5 Dean Street, Stockbridge, Edinburgh, EH4 1LN

Approx. Gross Internal Area

815 Sq Ft - 76 Sq M

For identification only. Not to scale.

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WE'D LOVE TO HEAR FROM YOU:

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