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**23/9 HAWTHORNBANK LANE
DEAN
EDINBURGH**

This superb top floor double upper apartment boasts delightful open aspects over the Dean Valley and forms part of a popular riverside development within Edinburgh's historic Dean Village.

Security entrance with passenger lift, reception hallway, downstairs shower room, large sitting room with balcony, open dining room, stylish fitted kitchen, utility room, master bedroom with balcony and en-suite bathroom, three further double bedrooms one with balcony and all with wardrobes, principal bathroom and garage.

Offers Over £315,000



GENERAL DESCRIPTION

This delightful top floor double upper apartment forms part of a popular riverside development within Edinburgh's historic Dean Village and enjoys an open outlook to both the front and rear. Internally the layout comprises a reception hall which provides access to the majority of downstairs rooms and has staircase to the upper hall. The sitting room is a large bright public room with feature fireplace and patio doors leading out on to one the property's three balconies. The open plan dining room has side facing window and doorway leading through to a stylish fitted kitchen which overlooks gardens and Belford Road. The downstairs shower room and bedroom 4 are situated off the reception hall with the bedroom featuring a wardrobe area and has patio doors leading out on to its private balcony. The upper hall gives access to the three remaining bedrooms, principal shower room and the utility room. The master bedroom is a generous double with en-suite bathroom and patio doors which lead out on to its private balcony which enjoys open aspects over the Dean Valley. The property specification comprises modern electric heating and is fully double glazed. Externally the property is situated within landscaped grounds which incorporate private residents covered car parking spaces.

SITUATION

The apartment is situated within a modern development on the banks of the Water of Leith and forms part of Edinburgh's Dean Village which displays a fascinating blend of old and new architecture. The area is a short distance away from the City Centre with its many amenities and is also served by local shops, sports club and swimming pool. Further amenities can be found at nearby Stockbridge and you're just a short walk from the National Gallery of Modern Art and the Dean Gallery.



ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

Gained via a security entry door with well presented carpeted hall, stairs and passenger lift providing access to all floors.

RECEPTION HALLWAY

The reception hall has staircase with cupboard below leading to the upper hall.

SITTING ROOM

22'10" x 15'9" (6.95m x 4.76m) (at widest point)

This large public room enjoys an attractive outlook over the Dean Village and surrounding valley. The room also has the added advantage of patio doors which open onto one of the property's three private balconies and again enjoys an open outlook. Displays coving, is partially open plan to the dining room and the room's focal point is a feature fireplace with inset electric fire on a marble hearth.

DINING ROOM

12'3" x 8'3" (3.73m x 2.51m)

The dining room is partially open plan to the sitting room via three feature pillars. The room provides ample space for dining, has window to the side and a double doorway leads through to the kitchen.





KITCHEN

12'3" x 9'0" (3.73m x 2.73m)

This attractive room displays a stylish range of modern units with solid beech worktop. Included in the sale price and incorporated in to the design are the ceramic hob, fan assisted oven, microwave/grill, extractor hood, fridge freezer and dishwasher. The room displays coving, splash tiling and has three windows overlooking gardens and Belford Road.

BEDROOM 4

10'0" x 7'9" (3.05m x 2.38m)

This good sized fourth bedroom has window and patio doors overlooking gardens and leading out on to its private balcony. The room features a built-in wardrobe area and displays coving.

DOWNSTAIRS SHOWER ROOM

Conveniently situated off the reception hall by bedroom 4 this internal room features a white three piece suite comprising; WC with concealed cistern, wash hand basin and enclosed shower tray with mains shower over. Displays coving and splash tiling.

UPPER HALL

The upper hall provides access to the three remaining bedrooms, utility room and principal bathroom. Displays coving, has hatch to private attic space and cupboard housing the hot water cylinder.

UTILITY ROOM

8'7" x 4'1" (2.62m x 1.26m)

This internal room features fixed shelving, solid beech worktop, splash tiling and is plumbed for a washing machine which is included in the sale price.

BEDROOM 1

20'4" x 13'4" (6.19m x 4.05m)

The property's master bedroom is a generous double with window and patio doors overlooking the Dean Village and leading out on to its private balcony. The room displays coving, built-in wardrobes to the full length of one wall and door through to the en-suite bathroom.





EN-SUITE BATHROOM

This internal room features a white three piece suite comprising; WC with concealed cistern, wash hand basin and bath with shower attachment over. Displays splash tiling, floor tiling and heated towel rail.

BEDROOM 2

10'0" x 9'0" (3.06m x 2.76m) (at widest point)

This double bedroom has two windows overlooking gardens and Belford Road. The room displays coving and built-in wardrobes to the full length of one wall.

BEDROOM 3

10'2" x 8'5" (3.10m x 2.57m) (at widest point)

This double bedroom has window overlooking gardens and Belford Road. The room displays coving and built-in wardrobes to the full length of one wall.

BATHROOM

This internal room features a white three piece suite comprising; WC with concealed cistern, wash hand basin and bath with shower attachment over. Displays splash tiling, floor tiling and heated towel rail.

HEATING

The property has modern electric heating.

DOUBLE GLAZING

The property is fully double glazed.

GARDEN GROUNDS

The property is situated with a modern development incorporating various patio and planted areas.

GARAGE

The property has a private numbered parking space situated within a secure garage area on the ground floor.

ENTRY

By Arrangement

VIEWING

Sunday 2-4pm and by appointment contact Russel + Aitken on 0131 20 20 600 or Client on 0131 226 6594.

PRICE

Offers Over £315,000.

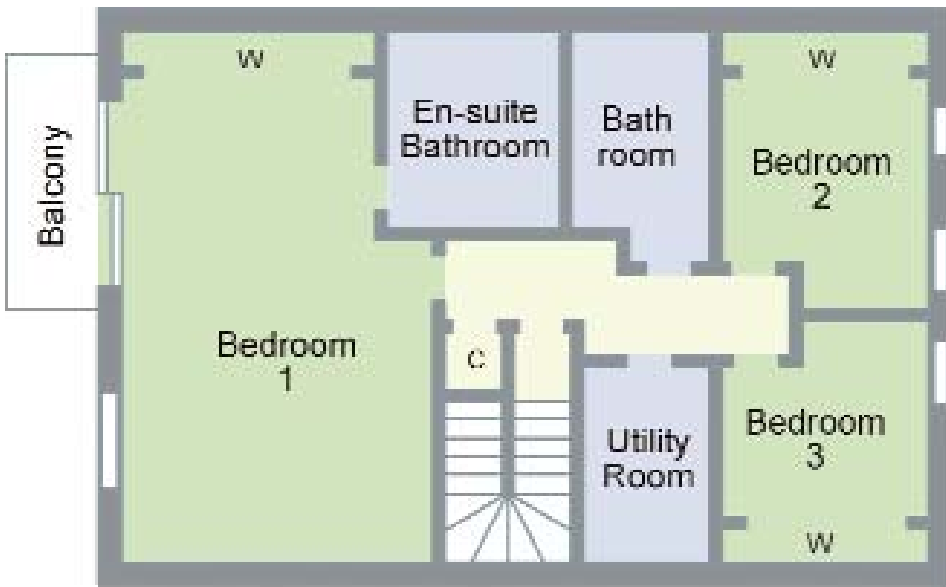
NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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Schematic Diagram only Not to scale