



# 18

**18/2 DEAN PARK STREET  
STOCKBRIDGE  
EDINBURGH  
EH4 1JP**

This stylish and tastefully presented ground floor flat forms part of Edinburgh's fashionable Stockbridge district and displays a wealth of quality fixtures and fittings throughout.

Secure entrance, reception hallway, lounge/dining room, separate fitted kitchen, large double bedroom, single bedroom and fabulous remodeled bathroom.

Modern gas central heating, double glazing and shared garden.

**Offers Over £160,000**





#### GENERAL DESCRIPTION

This stylish and tastefully presented ground floor flat is peacefully situated to the rear of a well maintained stone built tenement within Edinburgh's fashionable Stockbridge district which lies just north of the City Centre. The bright well proportioned accommodation which displays a wealth of quality fixtures and fittings throughout has an internal layout comprising; secure entrance hall with stairs to all floors. The long reception hall provides access to most rooms and has storage cupboards off. The attractive lounge with dining recess has window enjoying an attractive outlook over the rear garden. The separate kitchen is set off the lounge area and displays range of modern units with a number of appliances included in the sale price. Bedroom one is a large double with window to the rear overlooking the garden and has dressing area off. Bedroom two is a good sized single with window to the rear again overlooking the garden. Without doubt one of the property's most notable features is the stylishly remodeled bathroom which features a stunning white three piece suite that incorporates a remote control Jacuzzi bath. The property's specification features modern

gas central heating operating off a combi boiler and upvc double glazing units. Externally to the rear there is a well tended west facing shared rear garden which is mainly lawn and backs on to attractive mews properties.

#### SITUATION

Stockbridge is within easy reach of the City Centre has everything that a modern city can offer in terms of facilities; commercial and financial services, amenities and communications. There are local shopping facilities in nearby Stockbridge along with those available on Princes Street and George Street, together with banking. There is easy access to a wide choice of bars, restaurants and bistros and to the city's many cultural activities including galleries and theatres. Leisure facilities are well catered for with a choice of gyms, cinemas, the Royal Botanic Gardens and the Water of Leith Walkway provide lovely walks. Regular bus services run to and from many parts of the City Centre and surrounding areas, and Waverley Railway Station is also within easy reach.





**ACCOMMODATION**

(All sizes approximate and at widest point)

**LOUNGE/DINING ROOM**

19'6" x 11'5"      5.95m x 3.49m

**KITCHEN**

6'3" x 6'1"      1.92m x 1.85m

**BEDROOM 1**

18'5" x 9'8"      5.61m x 2.94m

**BEDROOM 2**

9'0" x 6'6"      2.75m x 1.99m

**BATHROOM**

10'0" x 4'3"      3.05m x 1.31m

**ENTRY**

By Arrangement.

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Schematic Diagram only - Not to scale

**VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers Over £160,000.

**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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