



COULTERS<sup>®</sup>

WELCOME TO:

# WELL COURT

53 Well Court, Dean Village, Edinburgh, EH4 3BE



## WELL COURT AT A GLANCE:



Highly desirable Dean Village location



Category A-listed basement flat



Bright west-facing accommodation



Walking distance of Stockbridge



Shared residents' grounds



Close to The Royal Botanic Garden

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

A well-presented basement apartment located in the sought-after Dean Village. Featuring slightly larger than normal room sizes and good natural light, this comfortable property enjoys a unique setting within this Category A-listed building. The building was commissioned in the 1880s by Sir John Findlay. The apartment is thoughtfully designed around a stunning large courtyard, offering light and airy accommodation that is truly exceptional. A truly enviable position with shared grounds enjoying exceptional Water of Leith and Dean Village views, this peaceful home in easy reach of the West End and the Financial District will appeal to an array of purchasers.

- Spacious and light-filled living room with a focal living flame gas fireplace set into a white mantle, and an appealing interior design.
- Well-laid-out galley style kitchen with wood-effect wall and floor units, grey worktops, white metro tile splashback, and integrated appliances including a gas hob and an oven.
- Comfortable carpeted double bedroom with a built-in wardrobe.
- Bathroom with a quality suite including a chrome towel radiator, WC, washbasin, and wall-mounted shower over bath.
- Secure entry system and external storage.
- Gas central heating (new boiler).
- Shared landscaped grounds with exceptional views.
- On-street parking.





## LOCATION, LOCATION, LOCATION:

The Dean Village is a picturesque and peaceful UNESCO World Heritage Site nestled by the banks of the Water of Leith yet only a short walk to Princes Street and the West End. Enjoying a residential location within this setting the property is close to The Royal Botanic Garden along with Inverleith Park.

Fantastic opportunities for indoor recreation are available at the members-only Drumsheugh Baths Club, a beautifully refurbished 70ft Victorian swimming pool with gym, sauna, and steam room; and at the Edinburgh Sports Club. Renowned golf courses at Murrayfield and Ravelston Golf Clubs are less than a ten-minute drive. Murrayfield Stadium home to the Scottish Rugby team and a popular concert venue is also in easy reach. Close to the West End, along with

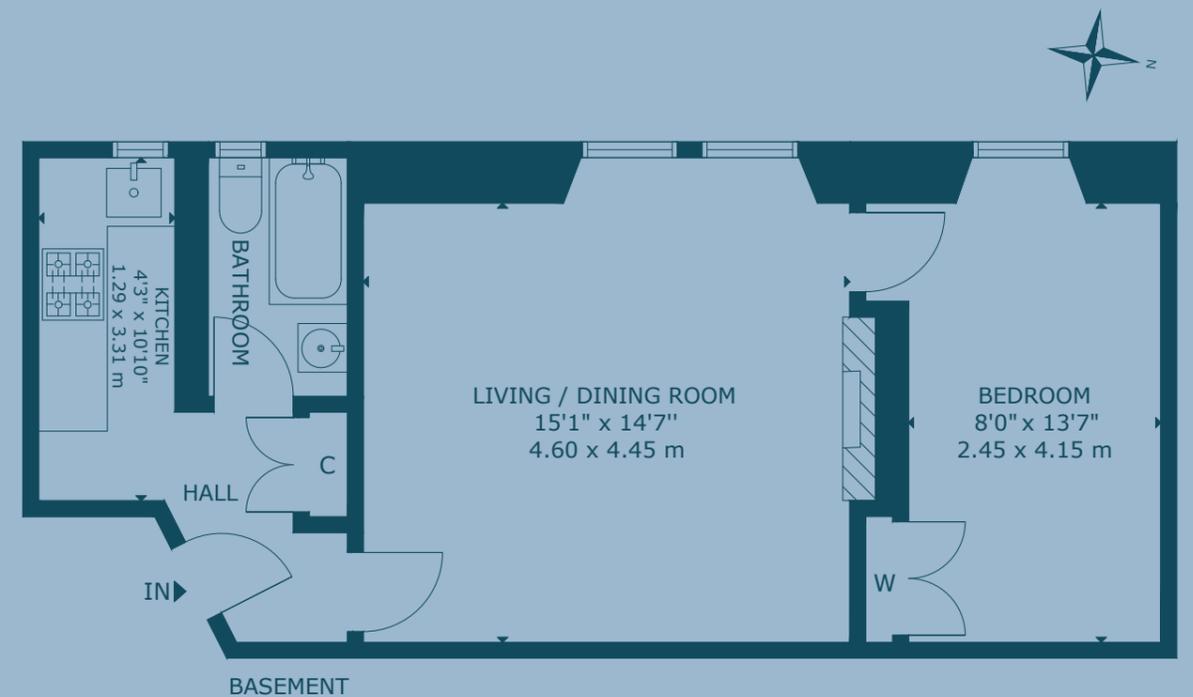
cosmopolitan Stockbridge discover an array of bustling bars and restaurants including La Bocca, Whisker's Wine Bar, Indigo Yard, and Teuchters. Independent retailers and specialist shops are in abundance in Stockbridge with Artisan Roast, Ian Mellis Cheesemongers, and Herbie's of Edinburgh Deli just some of the places to discover.

There is a large Waitrose supermarket at Comely Bank and a Marks and Spencer, and Sainsbury's supermarket at Craighleith Retail Park.

The property offers easy access to the Water of Leith walk and cycle paths, and it is well-located for Haymarket Train Station and tram stop, the motorway network, The Queensferry Crossing, and Edinburgh International Airport.



## FLOOR PLAN:



53 Well Court, Dean Village, Edinburgh, EH4 3BE

Approx. Gross Internal Area

474 Sq Ft - 44 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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