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21 Dean Terrace
Edinburgh, EH4 1NL

21 Dean Terrace in Stockbridge is arguably one of Edinburgh's finest addresses and is now being brought to the market affording buyers the rare opportunity to purchase a truly elegant home of great distinction.

Positioned on the corner of Dean Terrace and Danube Street, this is one of the most stunning examples of an "A" Listed Georgian main door three bedroom property having been carefully modernised and tastefully designed to an exceptionally high standard throughout. Every detail has been considered and the execution of which has been carried out using workmanship and materials of the finest quality thus creating a stunningly beautiful home.

The property has been enhanced by a superb Interior design scheme using a palate of natural tones which highlight the fine period features, decorative cornice work, dado panelling and ornate arches in the hall. The flag stones in the main hall have been restored to their original splendour and the lounge/dining room and bedroom three have natural wood parquet flooring.

As part of the refurbishment the kitchen/breakfast room has been fitted with bespoke "Siematic" base and wall mounted units and a glass display cabinet with chrome finishes. The kitchen is fitted with a five burner "Neff" gas hob with broad cooker hood, an integrated dishwasher, built-in oven with grill and separate built in oven, grill and microwave. An island unit completes the design of the room with its additional storage and integrated wine cooler. Of particular note are the hand crafted granite worktops and upstands which create a quality backdrop for this delightful room. The breakfast room opens out onto the hall and formal lounge/dining room which is framed by Italian "Tangram" glazed panel doors.

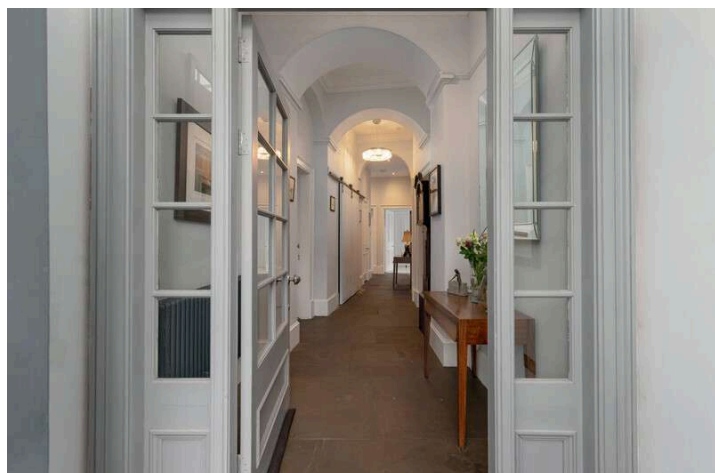
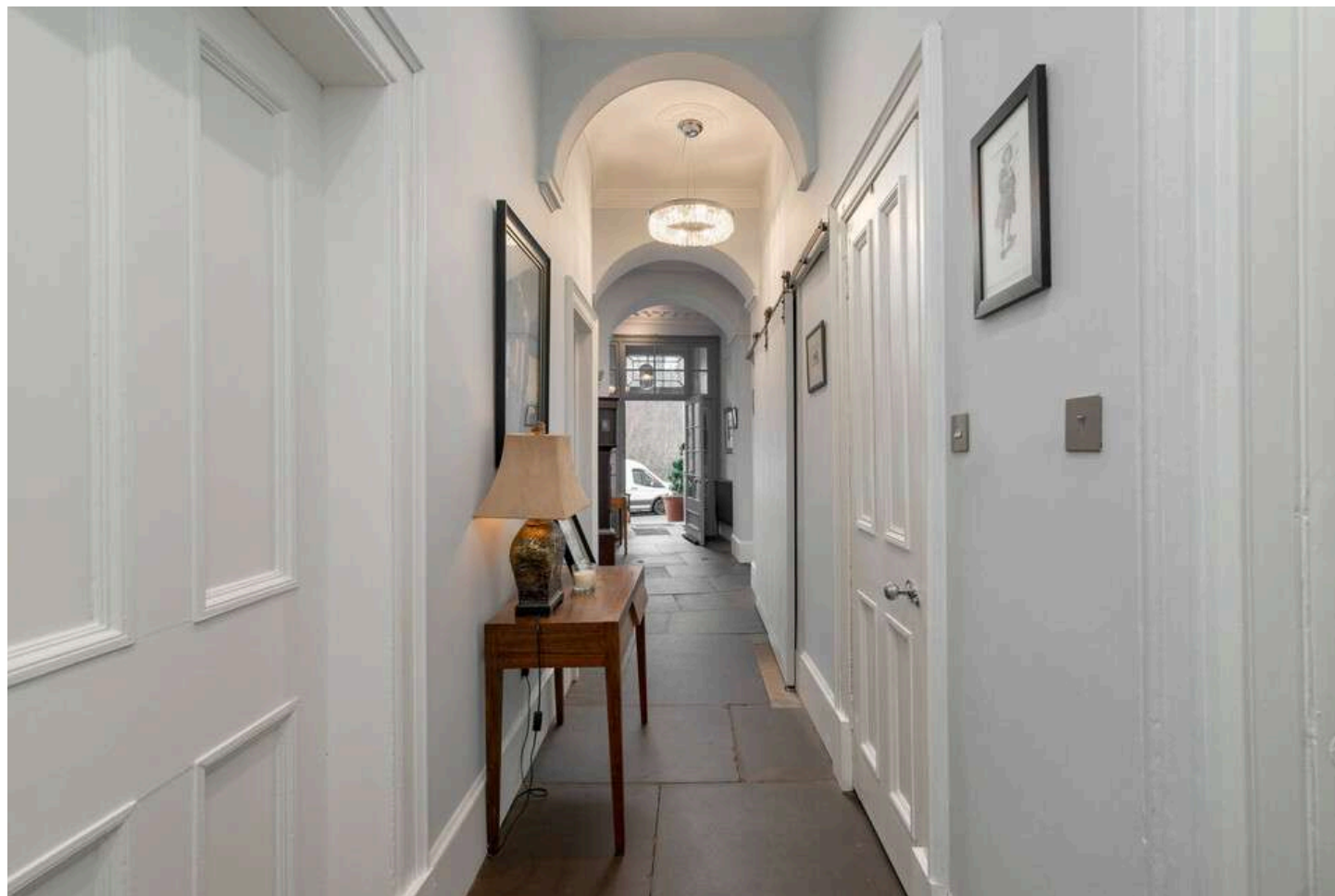
Another clever feature of the property is the utility space which has been created and discreetly concealed by two sliding barn doors. This ideal space is fitted with a traditional pulley, storage cupboards, shelving, sink unit and has plumbing for an automatic washing machine.

The family bathroom and shower room have been fitted with modern contemporary suites, walk-in shower units with glazed panels, rainwater shower heads, vanity furniture complimented by the use of Travertine floor and wall tiles. Comfort is ensured by an effective and efficient gas central heating system coupled with the refurbished sash and case windows and operational shutters.

Dean Terrace, Stockbridge overlooks the leafy Dean Gardens and Water of Leith providing a magnificent setting in which to work and live with the architecture of the surrounding streets providing fine examples of both the Victorian and Georgian era. There is an abundance of fine dining restaurants, a wide selection of eclectic shops, good private retailers and a Waitrose Supermarket all situated within the surrounding locale. Access to the private Dean Gardens is for residents only and the property has a key which can be passed on (an annual subscription applies). These beautiful landscaped gardens are formed over three levels overlooking the water of Leith and a picturesque waterfall. They can be enjoyed all year round and are only short walk from no 21's front door.

Recreational facilities are well served by the variety of private clubs in the vicinity including the Grange Tennis Club and Drumsheugh Baths. The historic Edinburgh Botanical Gardens, Inverleith Park with its lovely open space and the leafy Water of Leith walk way extends from Stockbridge to beyond and offer many pleasant walks. The area is renowned for its excellent private schools which includes Mary Erskine School, Stewart's Melville, and St George's School for Girls and Fettes College.

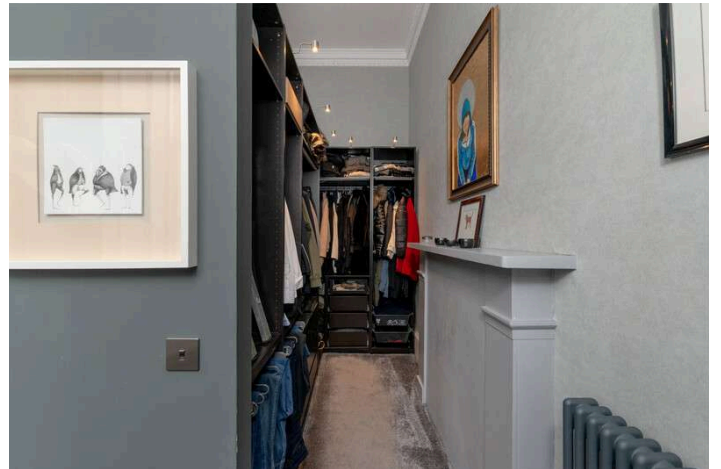
In common with many capital cities Edinburgh has a large variety of fashionable stores including Harvey Nichols on St Andrews Square and the new St James' Quarter which has a prestigious selection of high street retailers, restaurants and John Lewis. Art Galleries of international importance including the Gallery of Modern Art are all within easy walking distance of the property.



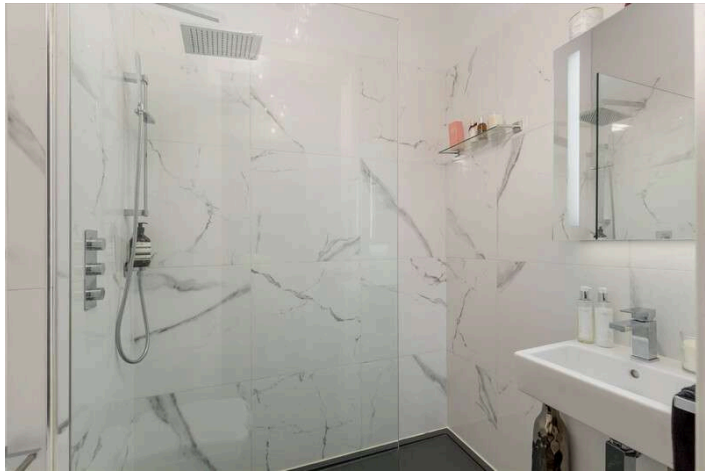








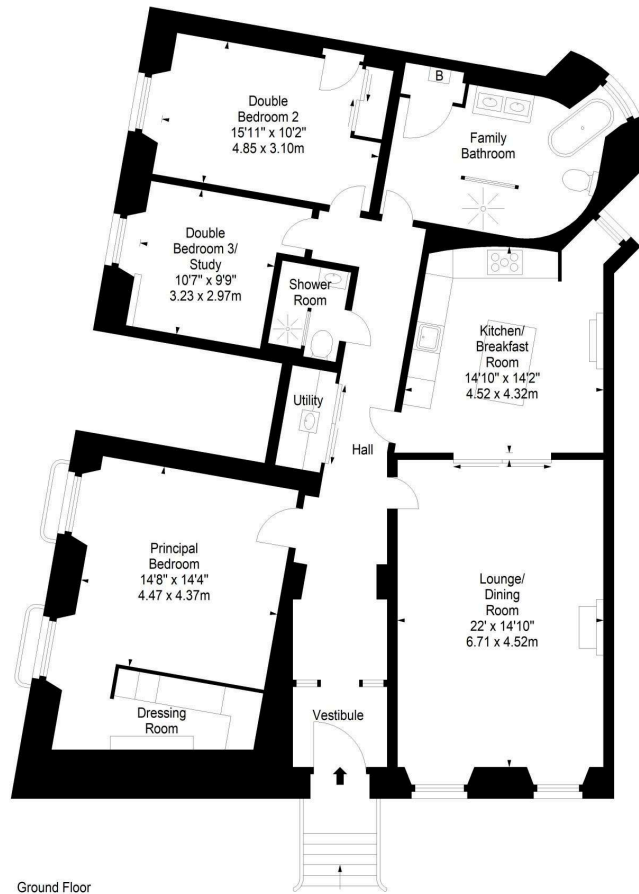




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Approx. Gross Internal Area
1669 Sq Ft - 155.05 Sq M
For identification only. Not to scale.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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