



13/3 Dean Park Street, Edinburgh, EH4 1JR

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Quietly positioned is this charming ground floor traditional flat in the heart of Stockbridge which has always proven to be one of Edinburgh's most desirable areas. The property, although well cared for over the years, would now benefit from some modernisation and briefly comprises : entrance hall with storage cupboard; lounge with dining recess, large storage cupboard housing the washing machine and boiler, living flame gas fire with attractive wooden surround and ample natural light; internal kitchen with a range of wall and base units, space for cooker (included in sale) and tiling around worktop space; double bedroom with deep storage units and bathroom with window giving natural light, coloured three piece bathroom suite with electric shower over bath. The property benefits from gas central heating, entryphone system, private secure storage set within the communal stair, private garden area to the front and well maintained communal garden to the rear. Excellent bus network to the city centre and surrounding area although the property is within walking distance to the city centre and permit parking is available from the council.

- Traditional front facing ground floor flat
- Set in the heart of Stockbridge
- Gas central heating
- Small private garden area to front and well maintained communal garden to rear
- Private storage in communal hallway



## Location

Stockbridge offers a unique village atmosphere with a wealth of amenities, including independent and specialist shops, art galleries, bookshops, fashionable cafes, restaurants, and bars. A large Waitrose supermarket is situated nearby and there is the Stockbridge farmers market held every Sunday at Saunders Street offering fresh produce from independent traders. Nearby Craigmyle Retail Park also offers more extensive shopping with a wide variety of high street stores. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include Glenogle Swim Centre with gym, open spaces of Inverleith Park & Royal Botanic Garden and the Water of Leith Walkway offering scenic walks/cycling opportunities.

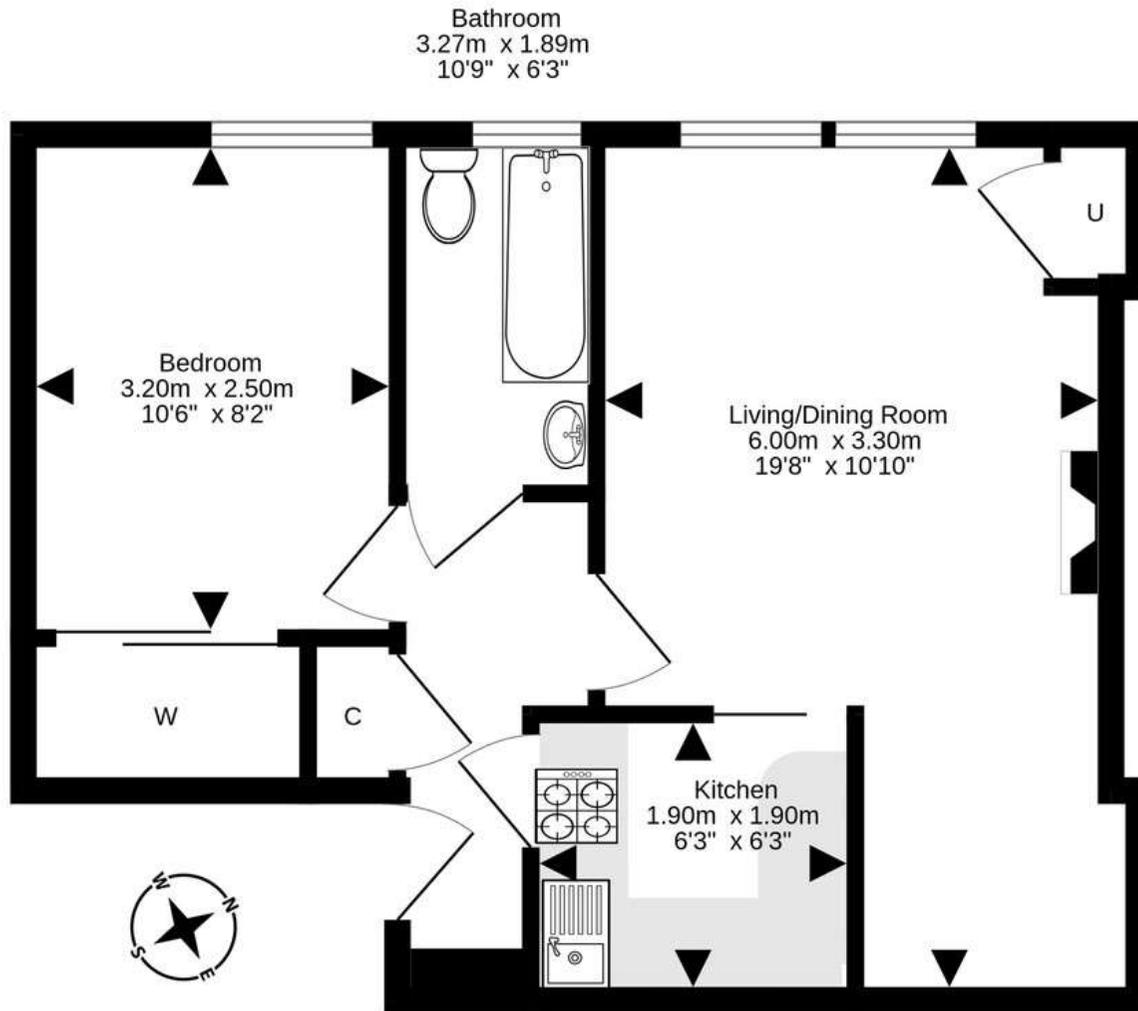
## Extras

Included in the sale are window coverings, light fittings and white goods. The property will be sold as seen with no warranties.

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

