



lindsays

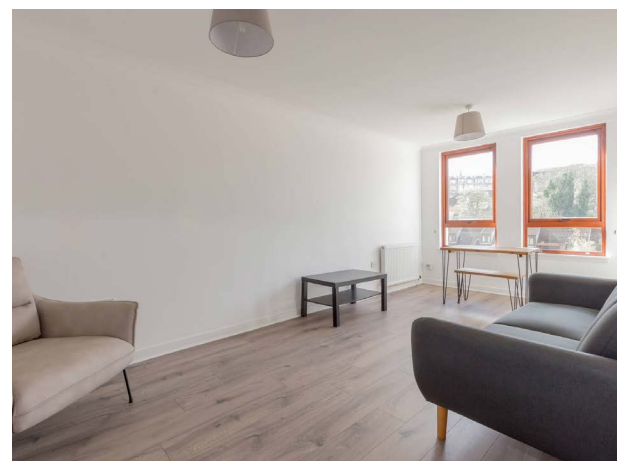
37/1 Dean Path
Dean Village, EH4 3AY

"A bright one bedroom flat in the popular Dean Village. The location enjoys excellent access to the city centre yet benefits from the tranquility of its proximity to The Water of Leith"

- Well-presented ground floor flat
- Excellent location
- Superb views
- Sitting room
- Kitchen
- Double bedroom
- Modern shower room
- Gas central heating and double glazing
- Shared terrace
- Residents' car park

EPC Rating D

OFFERS OVER £240,000



Description

A bright one bedroom flat in the popular Dean Village. The location enjoys excellent access to the city centre yet benefits from the tranquility of its proximity to The Water of Leith. The flat is accessed via a secure entry-phone system into a well-maintained communal hallway. Internally the accommodation is in good order throughout and the views from the sitting room and the kitchen at the rear are open and far reaching. To the front is the double bedroom with built-in wardrobes as well as the contemporary shower room. To the rear is the bright sitting room and the well-equipped kitchen (electric oven, gas hob, washing machine, fridge). Some items of furniture may be available by separate negotiation. Externally the property benefits from access to a large, shared terrace which enjoys a southerly aspect and offers the ideal spot for barbeques and relaxing in the summer months. A residents' carpark is located to the rear of the building.

Area

Unique in character and style, the Dean Village lies just beyond the city's West End and the celebrated New Town. It is a delightfully tranquil conservation area, perfectly set in the Dean Valley close to the leafy banks of the Water of Leith, yet is less than 10 minutes on foot from Princes Street. The city's commercial and cultural sectors are all within close proximity, as are its wealth of leisure facilities including its many wine bars, restaurants and cafes. Local landmarks include the Scottish National Gallery of Modern Art (I and II) and the stunning St. Mary's Cathedral. The nearby Edinburgh Sports Club offers a wide programme of activities for the fitness minded, here there is also a Tennis Club and the Water of Leith path is popular with walkers, runners and cyclists. Regular bus services run to and from many parts of the city centre and surrounding areas and Haymarket Rail Station is just a short walk away, where there is also a Tram stop providing a direct link with the East End and Edinburgh International Airport.

Viewing

By appointment contact Lindsays on 0131 229 4040



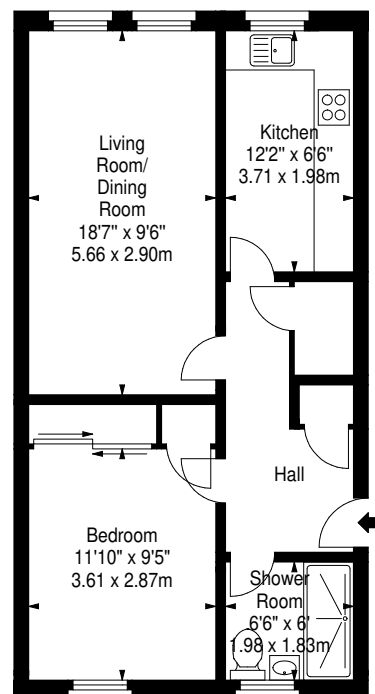
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SquareFoot



Approx. Gross Internal Area
545 Sq Ft - 50.63 Sq M
For identification only. Not to scale.
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Upper Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.