



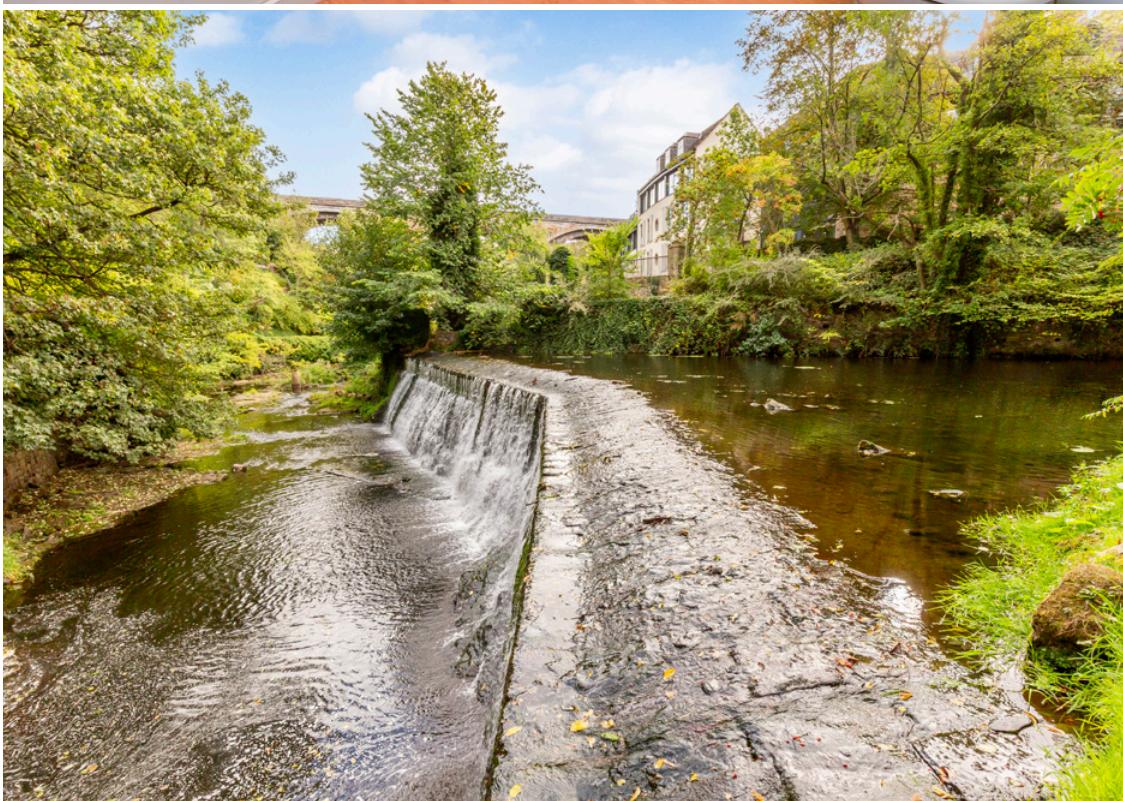


Set enviably close to the Water of Leith Walkway, a 15-minute walk from Edinburgh city centre, this rarely available traditional property, which forms part of a converted former mill in Dean Village, is sure to appeal to a wide range of buyers. Now requiring extensive upgrades to unlock its full potential, this flat comprises a sun-filled, spacious living room with dual-aspect windows, a dining kitchen, two double bedrooms with built-in wardrobes and a southeasterly aspect, and a bathroom. The flat boasts easy access to excellent amenities, including shops, supermarkets, scenic outdoor spaces, transport links and is a short riverside walk to Stockbridge with its vibrant village atmosphere.

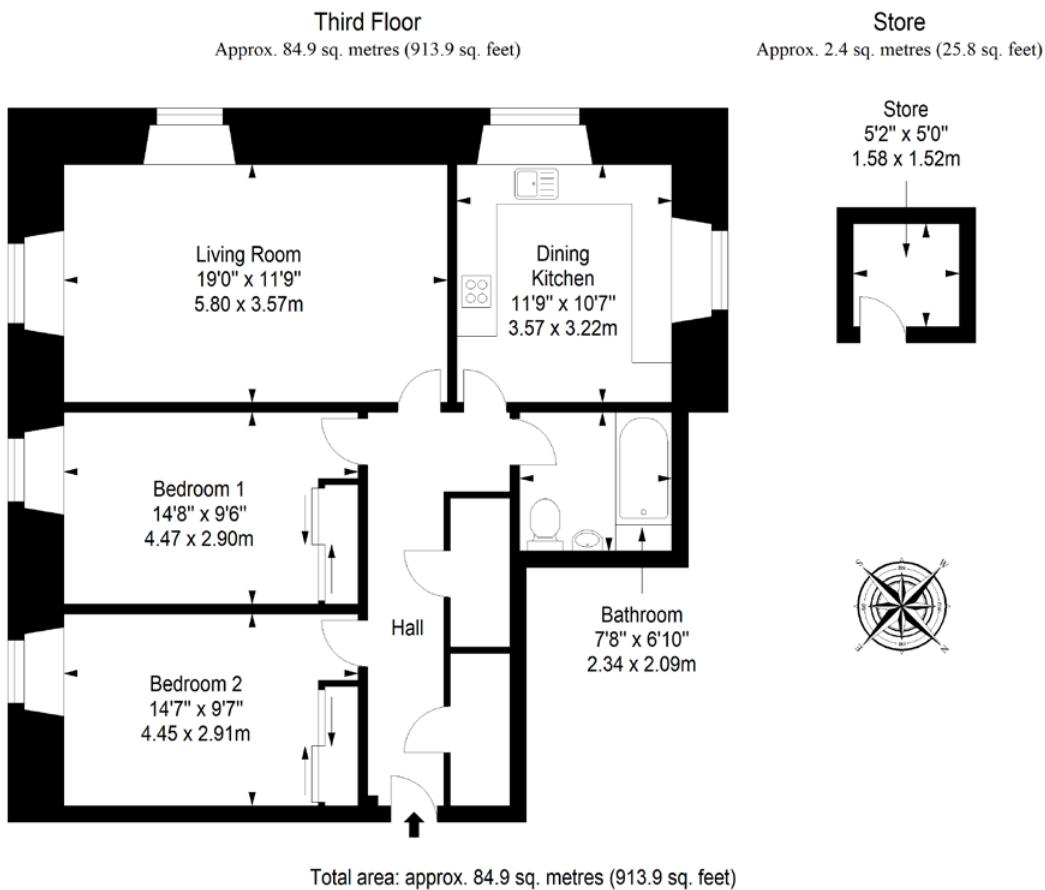
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

## Features

- Third-floor period flat close to the Water of Leith
- Charming conversion development
- Lovely city views
- Secure shared entry and serviced lift
- Entrance hall with built-in storage
- Sunny dual-aspect living room
- Spacious, bright, dual aspect dining kitchen
- Two southeast-facing double bedrooms with wardrobes
- Family-size bathroom
- Communal gardens
- Private external store and a communal bike store
- EPC Rating - E



# Floorplan



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### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.