

D.J.ALEXANDER



46 (1F1) Dean Street
Edinburgh | EH4 1LW



Property Overview

- Hall
- Open plan sitting/dining room/kitchen
- Double bedroom
- Shower room
- Gas central heating
- On street parking

Description

This delightful one bedroom first floor flat is located in the heart of the Stockbridge area of Edinburgh. The accommodation comprises: hall; bright open plan sitting/dining room/kitchen, the kitchen area has ample wall and base units, tiled splashback and integrated appliances; double bedroom with large storage cupboard off; and shower room with three-piece white suite. The property has the benefit of gas central heating. Permit parking is available on Dean Street and surrounding streets. Viewing is highly recommended.

Location

The property is situated in the heart of Stockbridge, lying approximately one mile from the City Centre. Amenities in the immediate vicinity include a wide range of shops, bars, bistros and restaurants. In addition, Waitrose supermarket is within quarter of a mile of the property. Many of the historical and cultural attractions which Edinburgh offers are within a mile of the property. Local recreational facilities include Inverleith Park, The Royal Botanic Garden, the Scottish National Gallery of Modern Art and walks through the Dean Village and along the Water of Leith. Waverley and Haymarket rail stations, St Andrew Square bus station and the tram terminus are all conveniently situated and the City bypass and onward travel to the airport, The Queensferry Crossing and the motorway system are straight forward.

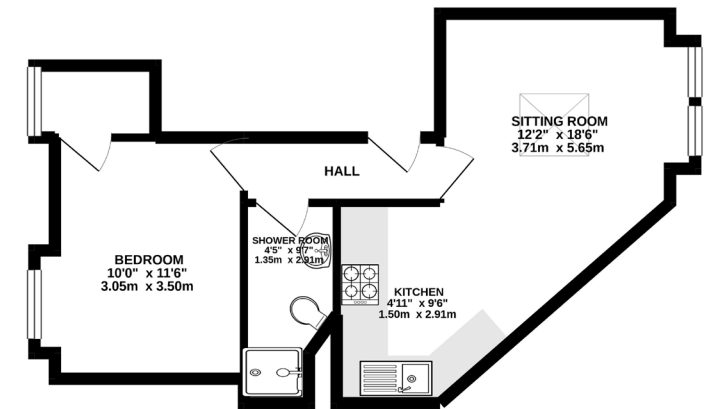
Extras

All fitted flooring, window coverings and integrated appliances are included in the sale. All other contents may be available by separate negotiation. No warranties, guarantees or inventory will be provided.

Viewings

By appointment with DJ Alexander.

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Based on Measurements ©2020



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.



D.J.ALEXANDER

📍 DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6DH

☎ 0131 652 7313

✉️ propertysales@djallexander.co.uk

🌐 www.djallexander.co.uk