

**34 Dean Street
Edinburgh EH4 1LW**

Offers Over £495,000

- Main door entrance
- Large living room featuring decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Three double bedrooms
- Fully tiled family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Communal garden and storage area

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



2



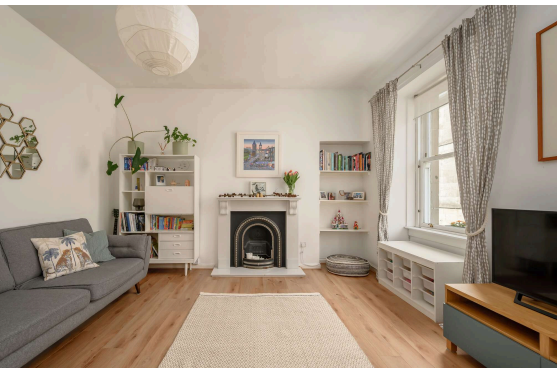
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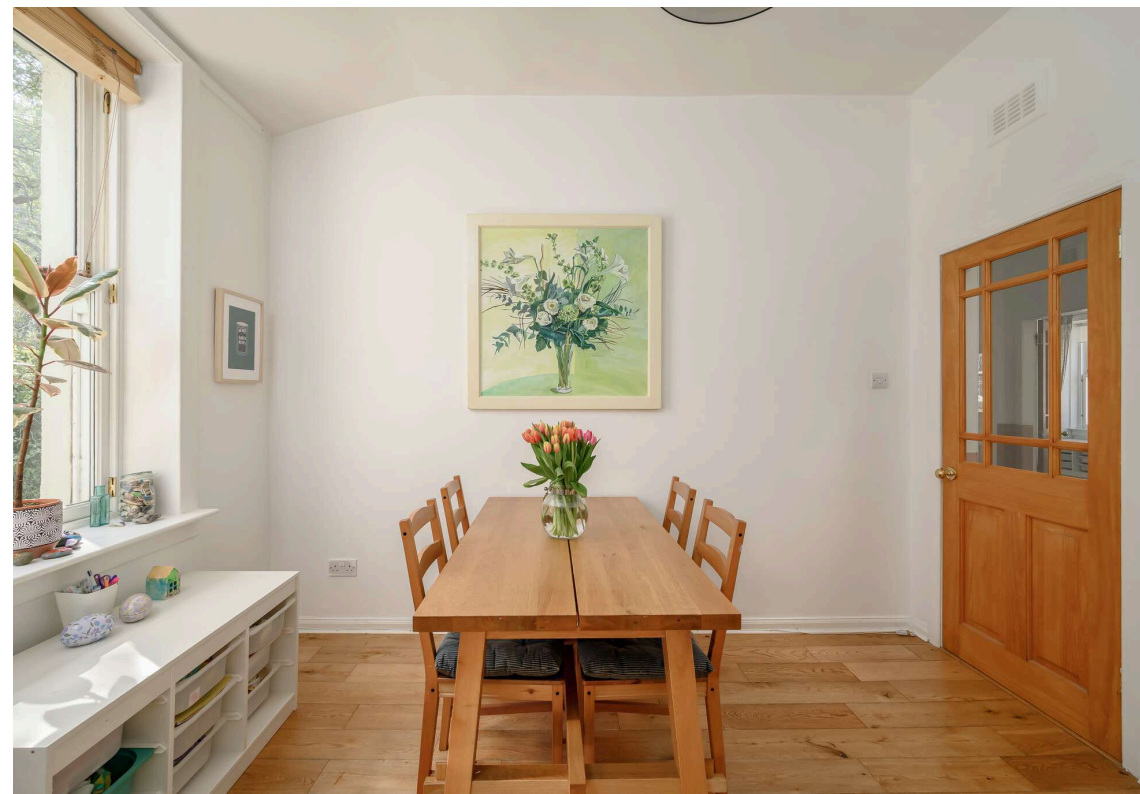
Flat

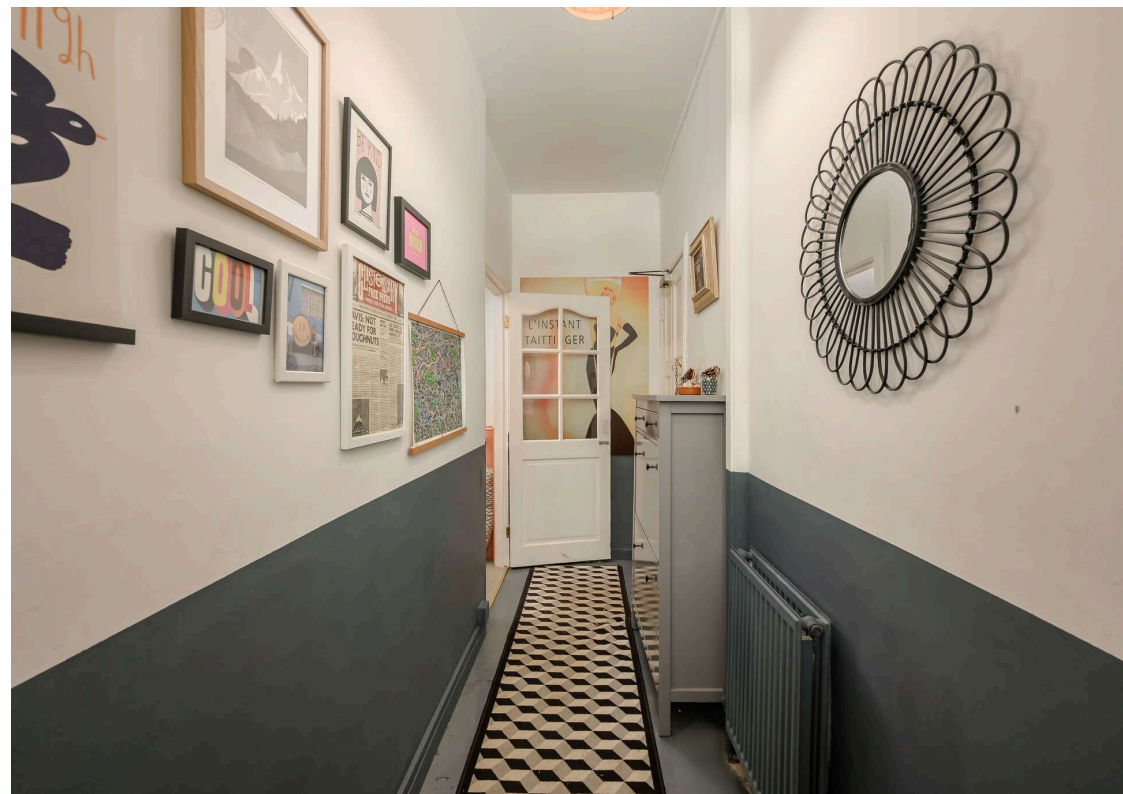
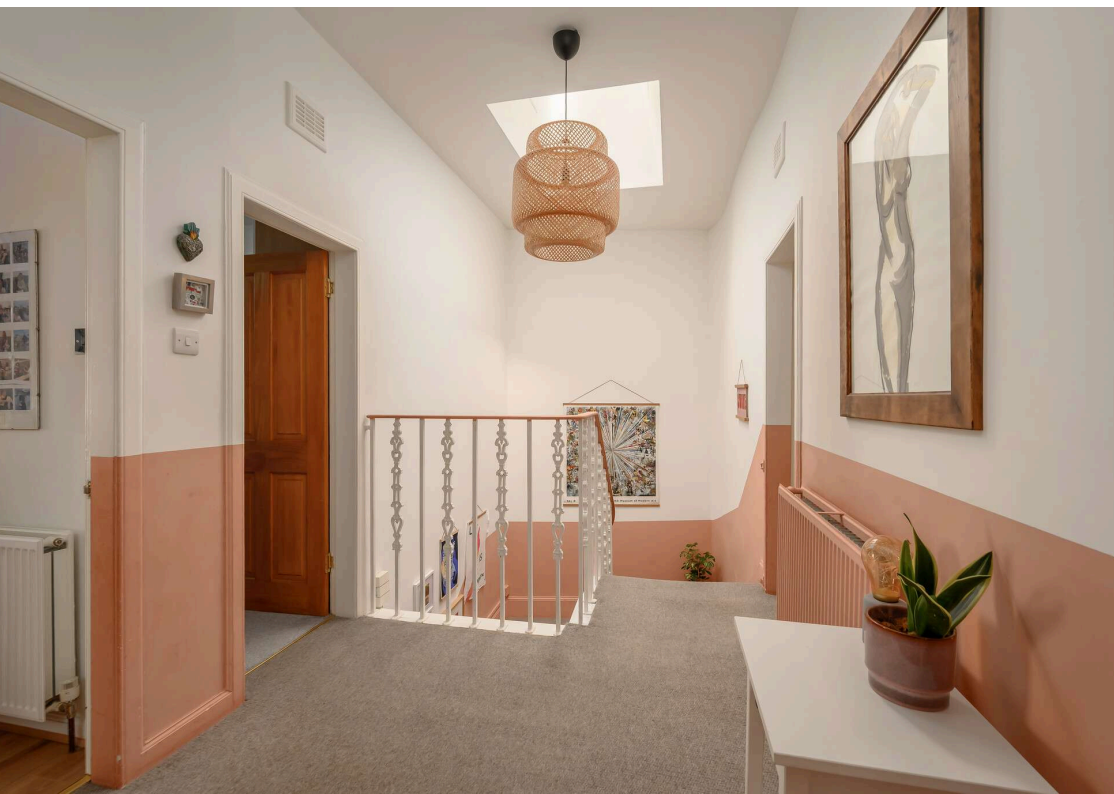
Blair Cadell is delighted to present this superb three-bedroom flat with main door entrance, ideally located in the highly sought-after area of Stockbridge. Offering generous living space and easy access to an excellent range of local amenities, this property is sure to attract a wide range of buyers—early viewing is highly recommended.

The accommodation comprises a bright and spacious living room, beautifully enhanced by a charming decorative fireplace—an ideal setting for relaxing with family or entertaining guests. The stylish kitchen/diner is perfect for hosting, featuring a range of modern wall and base units, a gas hob, electric oven, and integrated appliances, all of which are included in the sale. There are three generously sized double bedrooms, with the master benefiting from large, fitted wardrobes that offer ample storage and are included in the sale. The bathroom is fully tiled and fitted with a contemporary three-piece suite, including a mains-powered shower over the bath. The welcoming hallway is flooded with natural light from the overhead cupola and offers additional storage through built-in cupboards. The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, residents can enjoy a communal garden with allocated areas to the rear, along with a practical shared storage area—ideal for bikes and prams.

Situated just steps away from the vibrant shopping district of Stockbridge, the flat enjoys proximity to a wide array of independent boutiques, cafes, restaurants, and bars, perfect for dining and socializing. A nearby Marks & Spencer, Waitrose and Sainsburys as well as independent butchers and fishmongers ensure easy access to groceries. The area is well-served by renowned private and public schools, including Fettes College, Stewart's Melville College, Edinburgh Academy, Stockbridge Primary School, and Broughton High School. For recreational activities, residents will appreciate the proximity to Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby Club, and Broughton Bowling Club. The nearby Royal Botanic Gardens and picturesque Water of Leith Walkway offer serene walking routes for moments of quiet relaxation. Access to Dean gardens is also available by subscription. This property truly combines classic charm with modern living in one of Edinburgh's most desirable neighbourhoods.

Viewing by appointment on 0131 337 1800

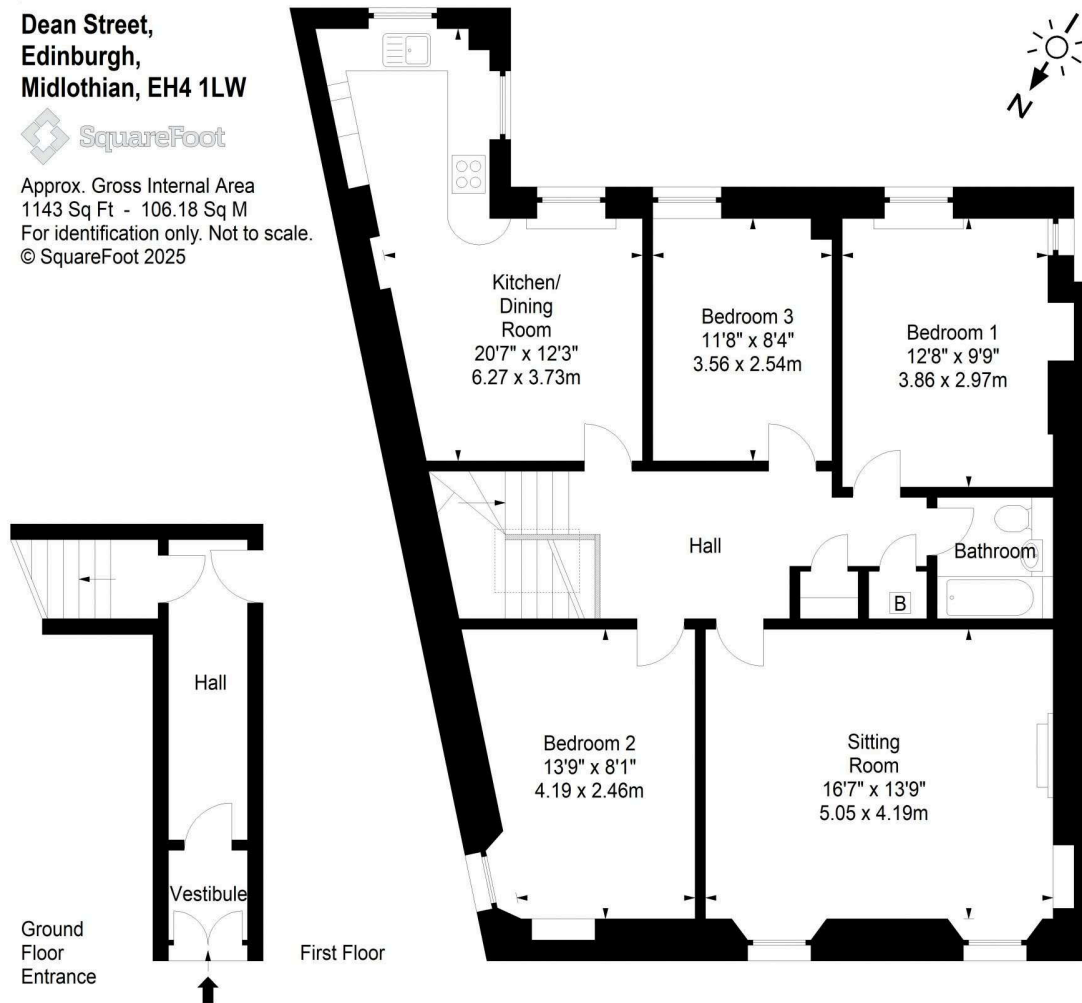




Dean Street,
Edinburgh,
Midlothian, EH4 1LW



Approx. Gross Internal Area
1143 Sq Ft - 106.18 Sq M
For identification only. Not to scale.
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