



SIMPSON & MARWICK

16 Sunbury Street
Dean, EH4 3BU

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An outstanding 3 bedroom semi detached house with roof terrace and private parking

- Sunny roof terrace
- Allocated parking space
- Sought after location
- Sitting room with feature fireplace
- Kitchen / dining room
- Principal bedroom with ensuite shower room
- 2 further double bedrooms
- Family bathroom and ground floor shower room
- Good storage
- Gas central heating and double glazing

Description

Located in a peaceful setting in the desirable area of Dean Village, 16 Sunbury Street is an immaculately presented period semi-detached house, dating from 1888, lying within walking distance of all the amenities and attractions of the City Centre. The interior of the property is in truly walk-in condition and offers contemporary, bright and generously proportioned accommodation over three floors. A particular highlight of the property is the superb roof terrace, offering panoramic rooftop views. Immediately to the side of the property there is an allocated parking space, which is set behind secure, electric gates.



Location

Dean is located in a conservation area which forms part of the Edinburgh World Heritage Site. It is a highly desirable and peaceful residential district to the north west of the city centre, and yet only a short distance from the retail and commercial core of Princes Street and George Street. The cosmopolitan district of Stockbridge is also only a short riverside walk away and offers a superb choice of specialty shops, fashionable bars, coffee shops, delis and boutiques. There is easy access to the Water of Leith walkway and cycle path, the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station and tram stop is close by. Flora Stevenson Primary School and ESMS are within walking distance.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, blinds and light fittings are included in the sale price as are the 5 ring hob, oven, combination microwave / oven and fridge / freezer. The wardrobe in double bedroom 2 will also be included.

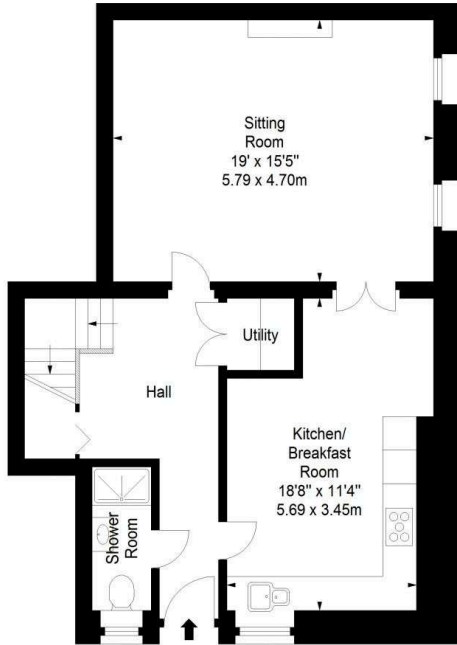
EPC Rating C

Home Report

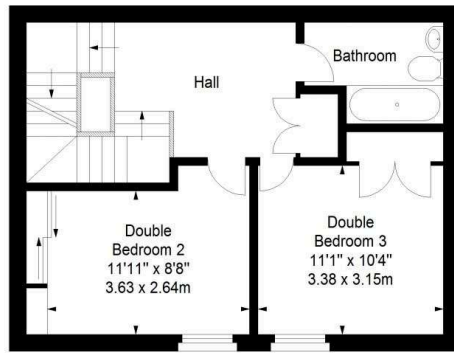
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



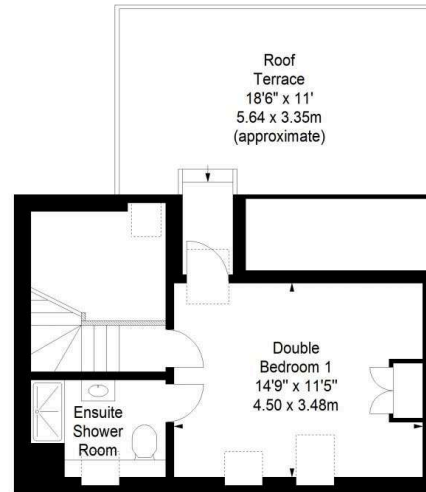
Approx. Gross Internal Area
 1498 Sq Ft - 139.16 Sq M
 For identification only. Not to scale.
 © SquareFoot 2021



Ground Floor



First Floor



Second Floor

