



# 15/3 DAMPSIDE

Dean Village, Edinburgh, EH4 3BB



## GENERAL FEATURES

Duplex flat in sought-after Dean Village  
 Part of an established cul-de-sac development  
 Beautifully presented, modern interiors

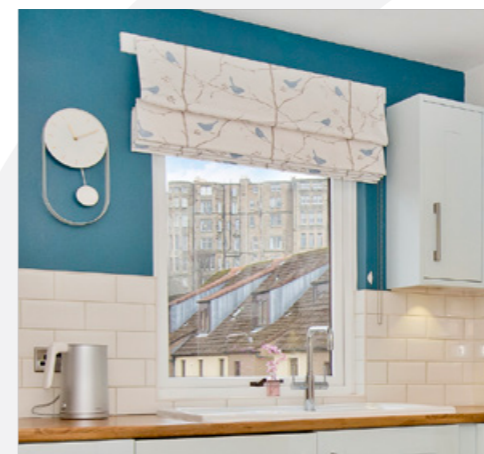
## ACCOMMODATION FEATURES

Secure shared entrance and stairwell  
 Entrance vestibule and hall (both with storage)  
 Generous living/dining room with breath-taking view of Water of Leith  
 Well-appointed breakfasting kitchen  
 Two double bedrooms (one with a large built-in wardrobe)  
 One single bedroom/dining room/home office  
 Highly insulated large loft area  
 One en-suite shower room

## EXTERNAL FEATURES

Well-maintained shared garden  
 Single garage and one residents parking permit  
 EPC Rating - C

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# DUPLEX FLAT IN SOUGHT-AFTER DEAN VILLAGE



*Beautifully presented, modern interiors*

This three-bedroom, two-bathroom duplex flat is arranged over the second and third floors of an established development in exclusive Dean Village, within the Dean conservation area. This unique location on the banks of the Water of Leith boasts superb views of the river and village. The location conveys a feeling of country living despite being in such a central city location, truly enjoying the best of both worlds. The home has undergone many upgrades in recent years, including full redecoration, new balcony doors in the living room, new oak doors throughout and an additional Velux window in the main bedroom.



**PROPERTY NAME**

15/3 Damside

**LOCATION**

Dean Village, Edinburgh, EH4 3BB

**APPROXIMATE TOTAL AREA:**

126.8 sq. metres (1364.9 sq. feet)

SECOND-FLOOR



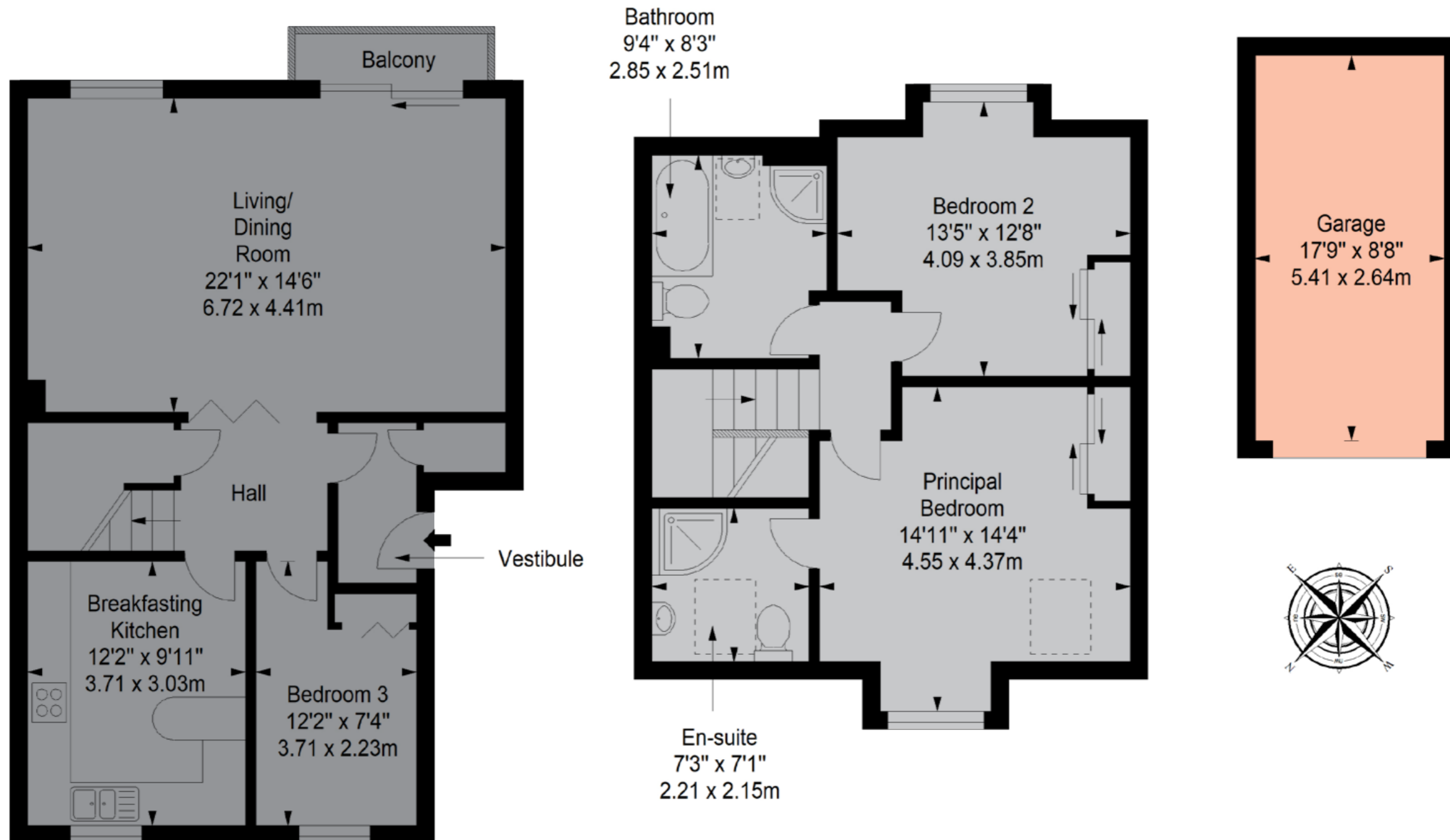
THIRD-FLOOR



GARAGE



The floorplan is for illustrative purposes.  
All sizes are approximate.



# WELCOME

*to 15/3 Damside*

The flat's front door is on the second floor and is approached via a secure shared entrance and stairwell. You are welcomed inside by a practical vestibule flowing through to a hall, with both areas accompanied by useful built-in storage and setting the tone for the interiors to follow with tasteful décor, with handsome wood flooring in the hall.





# GENEROUS

*reception room with wonderful  
river views*

The reception room occupies a generous footprint which allows for various configurations of furniture catering for both relaxation and dining, and is decorated in pared-back neutral tones, with the same warm wood flooring as the hall. The room is filled with natural light through a wealth of glazing, including high spec aluminium balcony doors incorporating acoustic glass opening out to the Juliette balcony and the breath-taking views of the adjacent Water of Leith.



# LIVING/DINING ROOM

*with breath-taking view of  
Water of Leith*





# MODERN

*cooking  
space with  
breakfast bar*

The kitchen comes well-appointed with Shaker-inspired wall and base cabinets, wood-styled worktops, a sink with a Hansgrohe mixer tap, and metro-tiled splashbacks, with integrated appliances comprising a Neff double oven, a Neff four-burner gas hob, a Bosch fridge/freezer, a Smeg dishwasher, and a Zanussi washing machine. A fitted breakfast bar creates the perfect space for morning coffee, casual weeknight meals, and socialising while cooking.





# THREE

*tranquil  
bedrooms for  
a peaceful  
night's sleep*

The home has three bedrooms – two generous doubles and one good-sized single. The doubles are both on the upper floor, approached via a staircase with a glass balustrade.

The principal bedroom has a large built-in wardrobe and shelving unit, designed to make the most of the space on offer, whilst the second bedroom is set to the rear of the flat and overlooks the Water of Leith, with a window seat (with incorporated storage) allowing for enjoyment of the tranquil views. The second bedroom also has a large fitted wardrobe.

The third bedroom is on the ground floor and offers flexibility for use, including a dining room, a casual TV room, or a home office.





# THE PRINCIPAL BEDROOM





## *Two stylish & functional washrooms*

The principal bedroom's en-suite shower room comprises a large corner shower enclosure, a basin set into vanity storage, and a WC, whilst the separate family bathroom comes complete with a bath with a shower attachment, a separate shower enclosure, a WC-suite, and a mirrored, wall-mounted vanity cabinet. Both washrooms are stylishly presented and the bathroom has Karndean flooring.



# BATHROOMS



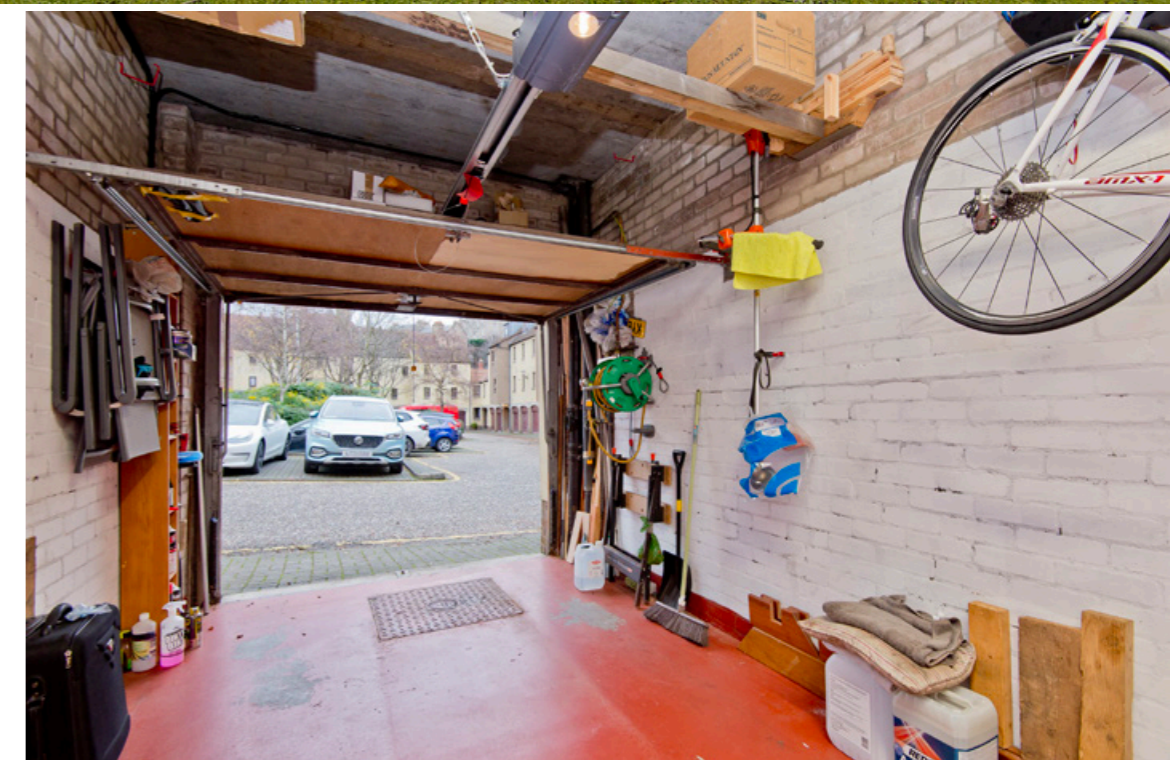
# THE GARDENS

## *Well-maintained shared outdoor space and private parking*

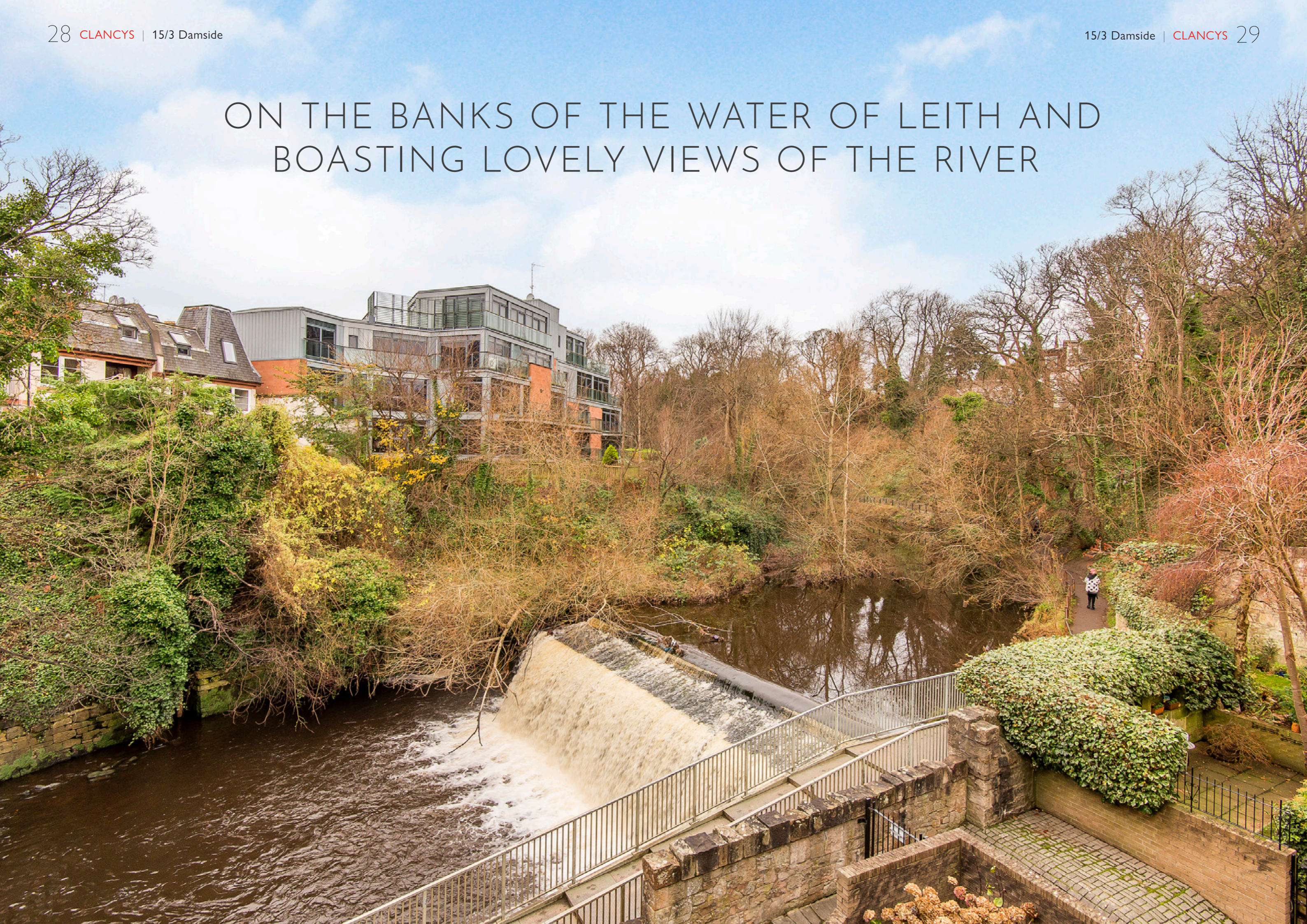
Externally, the flat enjoys access to a well-maintained shared garden, for which the upkeep is covered by the factoring fee. Private parking is provided by a fully powered single garage and a water supply and one resident's parking permit.

Extras: All fitted floor coverings, some window coverings, light fittings, integrated kitchen appliances, and security system will be included in the sale.

Factor: The development is managed by Trinity factors for an approximate monthly fee of £60. This covers buildings insurance, gardening, communal cleaning, and ongoing maintenance. There is also a very proactive resident's association.



# ON THE BANKS OF THE WATER OF LEITH AND BOASTING LOVELY VIEWS OF THE RIVER





DUPLEX FLAT  
IN DEAN  
VILLAGE OVER  
THE SECOND  
AND THIRD  
FLOORS, WITH  
WONDERFUL  
VIEWS



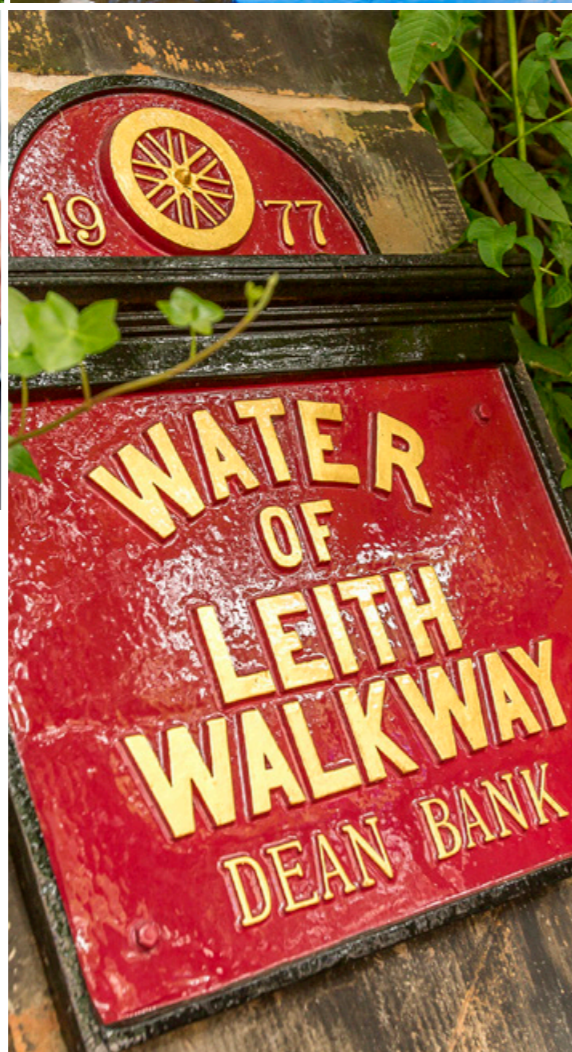




One of the capital's most desirable residential areas, idyllic Dean Village is characterised by its fascinating range of ancient buildings and beautiful riverside setting, straddling the Water of Leith. Just a stone's throw from the capital's stylish West End and a short stroll from Princes Street, Dean Village residents enjoy a quaint lifestyle in a wonderfully convenient city setting. Steeped in history, this urban oasis is cherished for its former grain milling industry; the remnants of which can

still be seen today. Notable landmarks include the monumental Dean Bridge and the iconic Well Court, which housed water mill workers. A selection of shops, bars and eateries can be found nearby on Queensferry Street, whilst sophisticated Stockbridge offers an excellent range of additional amenities, including a Waitrose supermarket. Dean Village is in the catchment area for reputable state schools, while several independent schools are also located nearby.

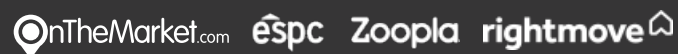




The picturesque area is ideal for dog walkers, runners and cyclists, with the deep gorge of the Water of Leith and delightful Dean Gardens on the doorstep, just waiting to be explored. Other recreational facilities include the swimming pool and fitness classes at Drumsheugh Baths Club, Edinburgh Sports Club, Dean Tennis and Squash Club, and two art galleries; the Scottish National Gallery of Modern Art One and Two. The tranquil area is well-connected to the rest of the city via public transport and cycle paths. Haymarket railway station can be reached on foot in less than fifteen minutes.



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