



The Factors House, Edinburgh

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# The Factors House, 2 Well Court, Dean Path, EH4 3BE

A 2 bedroomed house set in a charming and unique building adjacent to the Water of Leith in the popular Dean Village.

Entrance hall | Sitting room | Kitchen  
2 Bedrooms | Shower room | Attic | Store  
Communal courtyard with bike store | Resident's permit parking

EPC Rating Band D

## The property

The Factors House, 2 Well Court is a charming fully renovated property with its own entrance forming part of a desirable 19th Century residence. Well Court is set in the popular and picturesque Dean Village and its conservation area. The stone-built home has a wealth of original features, including a crow-stepped gable and timber sash and case windows. Nestled within the development and accessed via the quiet residents courtyard the property is in move-in condition.

Well Court is a rare example of an Arts & Crafts building in Edinburgh and within the UNESCO World Heritage Site on the North side of The Water of Leith. In 2009 in an extensive conservation scheme the architectural integrity of the building was restored and its appearance considerably improved. This included using traditional materials to match the original such as red sandstone and handmade roof tiles from Rosemary clay. The building was originally commissioned in 1880's as social housing for artisans and tradesmen from the Dean Village by Sir John Findlay, who was the proprietor of the Scotsman newspaper.

The airy high-ceilinged entranceway opens into a spacious sitting room which benefits from triple west facing windows affording plenty of natural light. The room also presents a

traditional tiled feature fireplace with an ornate wooden surround. From here the in-keeping kitchen is accessed, which comprises various wall and base cabinetry with modern integrated appliances, decorative and practical wall tiling and a circular inset stainless-steel sink. From the main hallway, a useful cupboard provides space for laundry facilities, whilst a contemporary recently refurbished shower room completes the floor.

The turned stairway flows into the first-floor landing with its handy dedicated store room, which branches off onto two well-proportioned and bright bedrooms, one of which has a striking feature fireplace. There is also a boarded attic for convenient storage which has both light and power sockets accessed via an easily used ladder.

## Outside

The property is situated alongside the picturesque Water of Leith and is approached via an attractive brick-laid resident's courtyard with a sizeable drying area and a useful bike store for residents. A gate provides convenient access to lovely walks along the Water of Leith with a residents terrace garden also overlooking it. There is accessible on-road parking via a zoned permit system.

## Location

The property is located in picturesque Dean Village, a historic and idyllic setting that enjoys easy access to the retail and commercial city centre in Princes Street, George Street and Lothian Road, along with Haymarket Train Station and the tram link. There is a wealth of shopping, cultural, educational, recreational and sporting facilities on hand, including the Drumsheugh Private Swimming Baths, the Edinburgh Sports Club, Dean Tennis Club and the Modern and Dean Art Galleries. Green spaces include The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway.







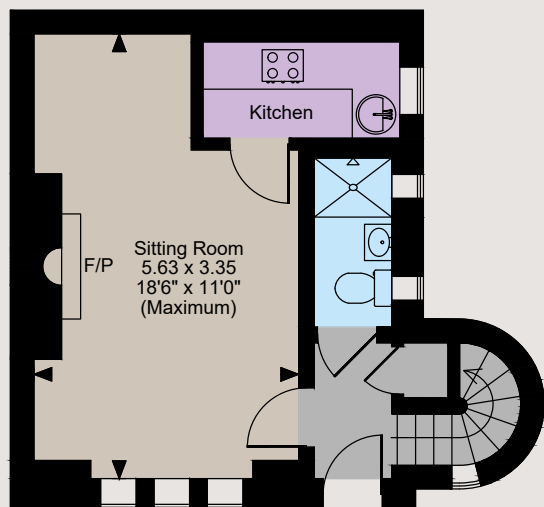
#### Floorplans

Main House internal area: 541 sq ft (50 sq m)

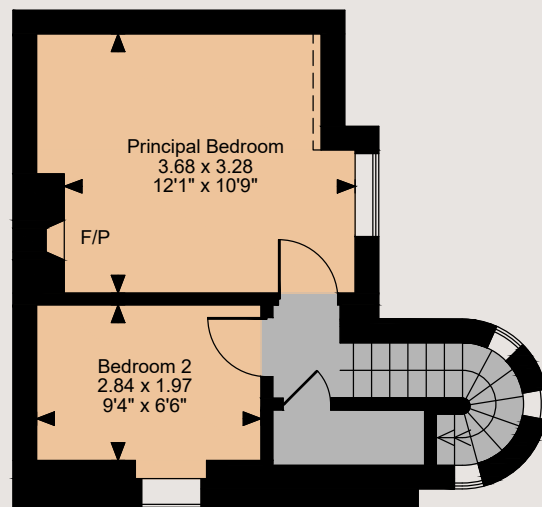
Attic internal area: 114 sq ft (16 sq m)

Total internal area: 655 sq ft (66 sq m)

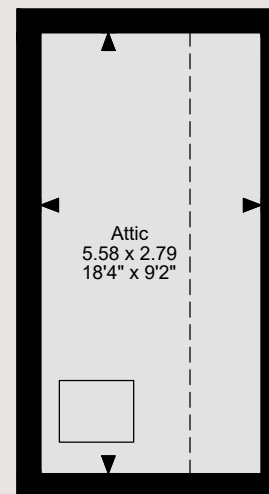
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Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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#### Directions

From Strutt & Parker's Edinburgh office, head west on George Street, taking the third exit at the roundabout onto North Castle Street, turn left onto Queen Street and proceed to Albyn Place and St Colme Street. Then turn left onto Ainslie Place, taking the first exit onto Great Stuart Street and turning left onto Randolph Crescent. Turn right onto Drumsheugh Place and left onto Drumsheugh Gardens, proceeding onto Chester Street before turning right onto Manor Place, where the property will be on the left.

#### General

**Local Authority:** City of Edinburgh

**Services:** Mains electricity, gas, water and drainage. Gas central heating

**Council Tax:** Band F

**Fixtures and Fittings:** Fitted carpets upstairs, freezer, washer/dryer, oven, fridge, blinds in sitting room, kitchen, main bedroom, curtain in 2nd bedroom, all overhead light shades. Some items of furniture may be available by separate negotiation

**Tenure:** Freehold

**Offers Over:** £385,000

#### Edinburgh

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