



3/1 Bellevue Place, Edinburgh, EH7 4BS

Description

Beautifully presented lower ground floor, garden flat situated in the heart of the Bellevue area on the Eastern edge of the New Town. The property benefits from a private quiet rear garden, an off street parking space and is in excellent order throughout. A new modern combi boiler was fitted in 2022.

The accommodation comprises:

- Entrance hall
- Spacious double bedroom with window to the rear and large built-in wardrobes and fitted carpet
- Generously proportioned sitting room with cornicing, exposed brickwork and beam, feature electric fire and oak flooring
- Double sized box room which has fitted carpet
- Luxurious tiled modern bathroom with fitted furniture with semi-recessed wash basin, WC and shower bath with rainfall shower and separate handset
- Kitchen / dining room fitted with a range of beech wood effect wall and base mounted units alongside beech worktops with inset porcelain sink plus mixer tap; a pantry cupboard; the appliances include a gas hob/electric cooker with canopy extractor hood, washing machine, dryer and dishwasher.

Outside & Gardens

The property has a secluded mature garden to the rear, which is tiered with paved patio areas, borders and is optimised for low maintenance. There is also an off street parking space to the rear of the property with further residents' permit parking available on street. There is also a large external storage cupboard in the landing outside the property.

Location

The property is situated in the Bellevue/Broughton district and is only a few minutes walk from the City Centre. The property enjoys all the benefits of City Centre living with a wide variety of local quality shops as well as a good choice of great restaurants, bars and coffee shops and other local amenities such as a Tesco supermarket at nearby Canonmills. In addition the property is well placed for the Playhouse, St James Quarter, Royal Botanical Gardens, Inverleith park and Greenside Omni Complex. There is quick and easy access to the Water of Leith walkway and the Edinburgh cycle path network. A regular bus service operates from nearby and it is within walking distance of the tram and Edinburgh Waverley train station.

Extras

The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.



Viewing details

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EPC rating

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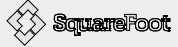


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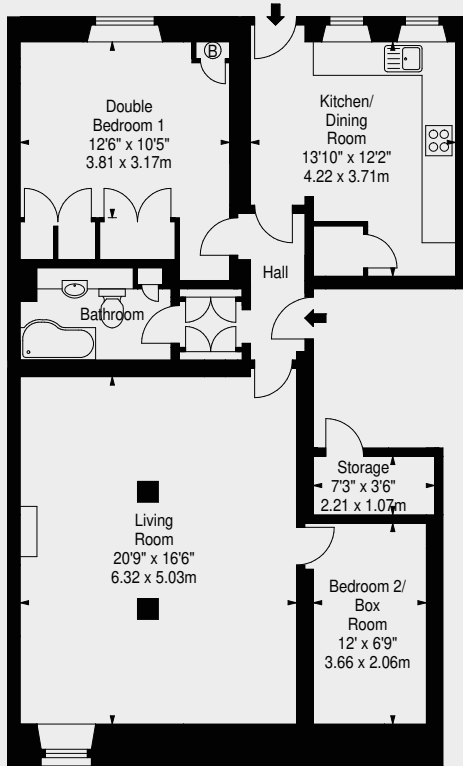
We offer free market appraisals on request



Bellevue Place,
Edinburgh,
Midlothian, EH7 4BS



Approx. Gross Internal Area
937 Sq Ft - 87.05 Sq M
(Including Storage)
For identification only. Not to scale.
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Basement



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