



13-1, Bells Brae

EDINBURGH | EH4 3BJ

Description

Boyd Property are delighted to present to the market this charming 2-bedroom ground floor, forming part of a of a converted granary dating back to c1675. The flat is quietly situated in a pleasant, cobbled lane, which lies within walking distance of excellent amenities and attractions of the City Centre, Dean Village and Water of Leith. The flat has been painted in neutral tones and is offered to the marketed in good order. The accommodation briefly comprises, a vestibule, a welcoming entrance hallway, a light, spacious open plan twin windowed lounge/dining room and fitted kitchen. There is useful utility room and shower room located off the hallway. A generous master bedroom provides a tranquil retreat and comes complete with dressing area and ensuite bathroom, there is a further single bedroom/nursery, which could easily be extended into the lounge to make a larger double twin windowed bedroom subject to the necessary planning and consents being obtained. The property benefits from gas central heating, double glazing and there is residents parking available, which is unallocated and limited. This property will appeal to a variety of buyers such as a first-time buyer, professional couple, young family of perhaps someone who is looking to downsize from a larger family home.

Location

Dean Village lies in quiet seclusion within a few minutes walk of Princes Street and George Street. There is excellent specialist shopping in the city centre and the charming Stockbridge area is within a short walk along the river where there are a wide range of shopping options and restaurants. There is a Waitrose store in nearby Comely Bank and Sainsburys is a short drive away at Craigmyle. Dean Village local amenities include the Drumsheugh Private Swimming Baths, the Edinburgh Sports Club, Dean Tennis Club, and the Scottish National Gallery of Modern Art. The Water of Leith walkway also provides access to the Edinburgh cycle paths while the Royal Botanic Garden and Inverleith Park are only a short walk away. The location is convenient for Waverley and Haymarket stations along with direct bus and tram services to Edinburgh Airport. There are excellent schools in both the state and private sectors nearby.

Extras

All fitted floor coverings, furniture as seen and white goods, no warranties, or guarantees will be given for these appliances.

Price & Viewing

For price and viewing information contact Agents.



“A charming 2-bedroom ground floor, forming part of a of a converted granary dating back to c1675. The flat is quietly situated in a pleasant, cobbled lane, and is offered to the market in good order throughout.”

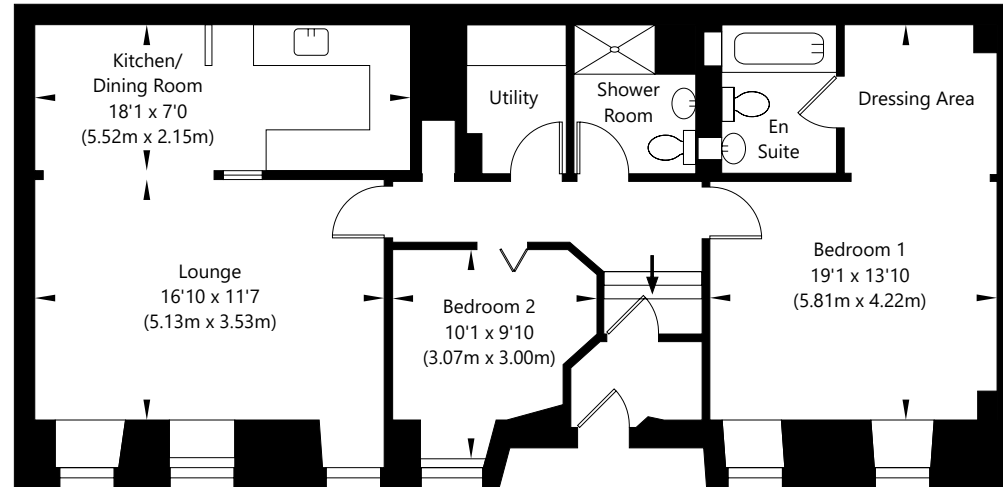


Features

- Excellent city centre location
- Beautiful riverside walks close by
- Excellent amenities
- Good transport links
- Vestibule
- Entrance hallway
- Open plan lounge, dining room & kitchen
- Separate utility room
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Residents parking available (unallocated & limited)



Ground Floor
Approx. Internal Area 85.29 Sq M / 918 Sq Ft.
Not to scale. For identification only.
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