



83/7 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DH



1 PUBLIC



1 BED



1 BATH

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83/7 BELLEVUE ROAD

Enjoying a central location in sought-after Bellevue, this large, one-bedroom (plus box room with skylight), third/top-floor flat is an ideal city residence for professionals, couples, and first-time buyers. The home is lovingly presented in light neutral tones, and is predominantly laid with varnished wooden floorboards. It is also adorned with well-retained period details, including feature fireplaces and lavish cornice work, which draws attention to the high ceilings. Furthermore, the flat offers elevated rooftop views to Arthur's Seat and Calton Hill.

Features

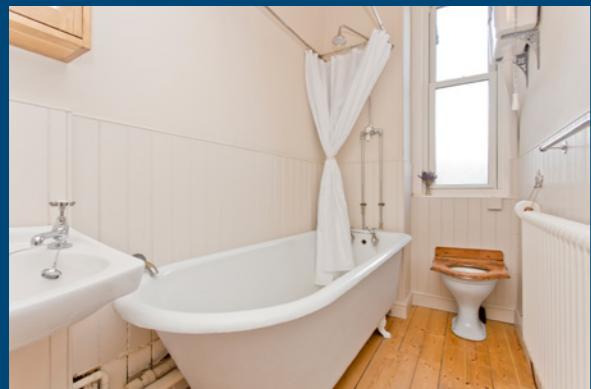
- Spacious third/top-floor flat in Bellevue
- Part of a traditional tenement building
- Secure telephone-entry system
- Welcoming hall with two cupboards
- Large living room with open fire
- Dining kitchen and a utility room
- One airy double bedroom
- Versatile box room with skylight
- 3pc bathroom with overhead shower
- Lawned communal garden
- Controlled permit parking (Zone N1)
- Gas central heating and sash windows



“...Adorned with well-retained period details, including feature fireplaces and lavish cornice work...”



"...Spacious third/top-floor flat in Bellevue with one airy double bedroom..."



EPC Rating - D

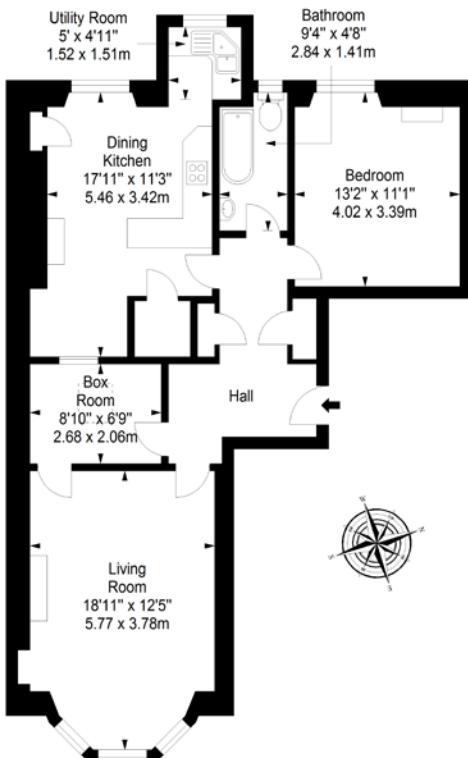
Home Report Value - £340,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, an undercounter fridge, a dishwasher, and a washing machine to be included in the sale.

Third Floor
Approx. 77.5 sq. metres (834.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.