

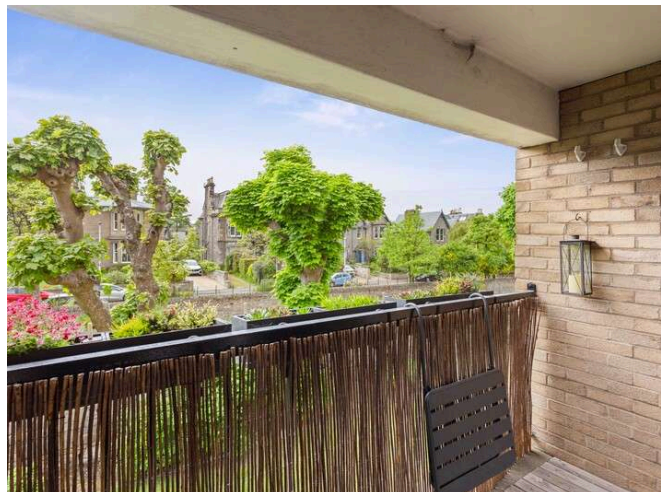


21 Belvedere Park
Edinburgh, EH6 4LR

A

"21 Belvedere Park is a tastefully presented three-bedroom first floor flat in a quiet residential street"

- COMMUNAL STAIRWELL
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- W.C
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL GROUNDS
- GARAGE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





21 Belvedere Park, Trinity, Edinburgh, EH6 4LR





LOCATION

Trinity is one of the most prestigious and sought after residential areas in Edinburgh. A wide range of local amenities are available at nearby Newhaven harbour and the Shore, as well as trendy Stockbridge which offers a range of specialist shops, bars and restaurants. The nearby Victoria Park provides access to an extensive network of cycle paths and walkways and Inverleith Park and the Royal Botanic Gardens are closeby. Supermarket shopping is well catered for in the area: Morrisons on Ferry Road; Waitrose at Comely Bank and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes. Schooling is well catered for with well-regarded primary and secondary schools available within close proximity. As well as regular bus service into the city centre, and a nearby Tram stop, easy access to the nearby A902 Ferry Road provides links to the City Bypass, Edinburgh International Airport, Forth Road Bridge and major motorway networks.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

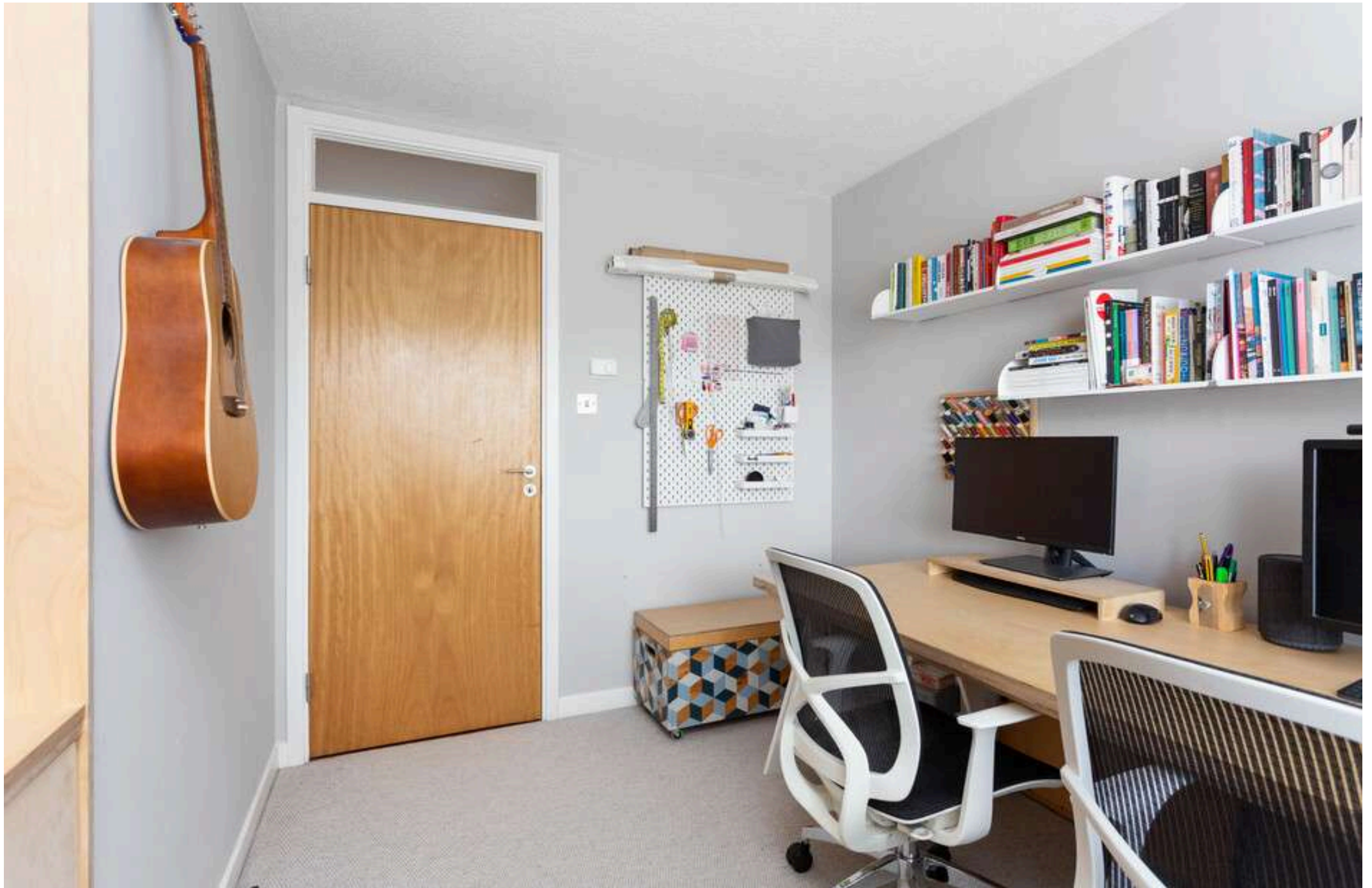
21 Belvedere Park is a tastefully presented three-bedroom first floor flat in a quiet residential street. The property enjoys excellent proportions throughout, is presented to the market in excellent condition.

The accommodation comprises: communal stairwell; hallway with two storage cupboards off; a bright and spacious living/dining room boasting generous floor space with a patio door from the room onto a private balcony; kitchen adjacent to the living room has been finished to a high standard with a generous range of base and wall-mounted units topped offering ample storage; double bedroom one with natural light and plenty of space for a large free-standing wardrobe; bedroom two with integrated wardrobe; bedroom three; family sized bathroom with three piece suite and shower over the bath and a separate W.C. Further benefits include private garage, double glazing, electric heating, communal garden grounds, good local amenities and excellent transport links.

EPC RATING

The energy efficiency rating for this property is band D.





21 Belvedere Park, Trinity, Edinburgh, EH6 4LR

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



21 Belvedere Park, Edinburgh, EH6 4LR

Total Area: 111.7 m² ... 1203 ft²

All measurements are approximate and for display purposes only



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Ground Floor

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