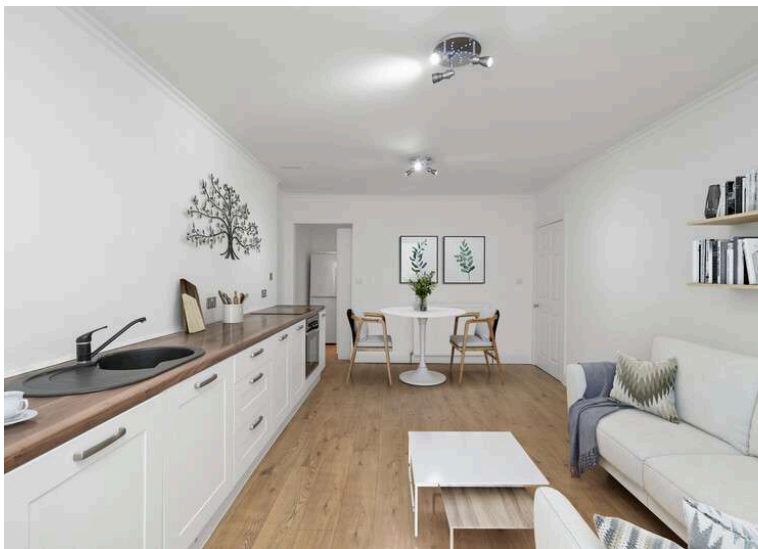




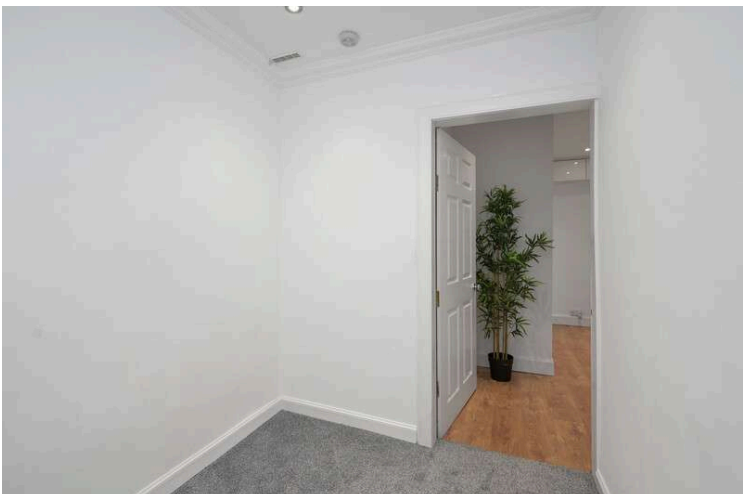
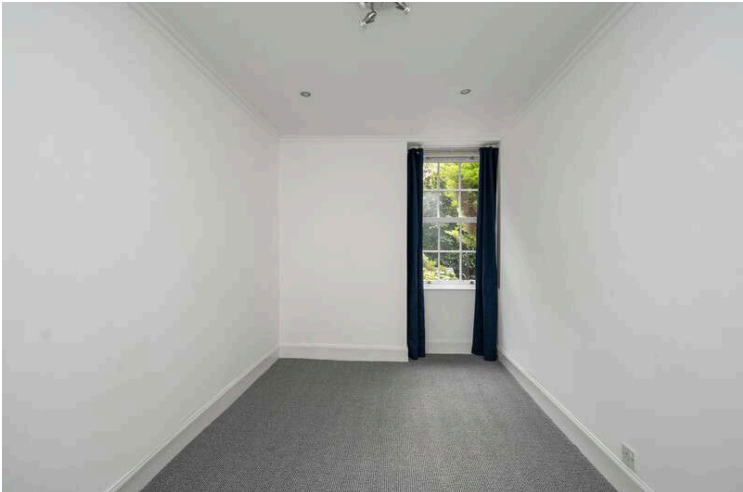
66 BF, East Claremont St, Edinburgh, EH7 4JR

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Rare opportunity to purchase this completely upgraded stunning garden flat set in the heart of the city in the desirable area of Bellevue. The accommodation briefly comprises : well maintained communal entrance with entry phone system, the flat is situated on the basement level where it has two large walk in storage units; welcoming L-shaped entrance hall; open plan lounge/kitchen/dining area with glazed door giving direct access to the immaculate garden area which gives a quiet calm space in the heart of the city. The kitchen area benefits from white shaker style units with integrated washing machine and dishwasher, electric oven and hob and ample worktop space. Situated off the kitchen is a useful large walk in area currently housing the fridge/freezer and shelving. Both bedrooms are of generous sizes and the bathroom houses a jacuzzi bath, with shower over and glazed shower panel, wash hand basin with vanity unit, wc and mood lighting to aid relaxation. Boxroom situated off the hallway which makes an excellent home office space. The current owner has plans in place should anyone wish to make an internal kitchen which can be shown at viewing. Further benefiting from gas central heating, double glazing, quiet 24/7 ventilation and fantastic storage.

- Stunning garden flat in Bellevue
- Freshly decorated and move in condition
- Open plan lounge/dining/kitchen
- Gas central heating and double glazing
- 2 double bedrooms and boxroom
- Stylish bathroom with jacuzzi and mood lighting
- Direct access to a well maintained garden
- High spec refurbishment including sound insulation
- Fantastic storage - including 2 large under stair stores
- Well maintained stair and entry phone system



## Location

Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's financial sector and cultural heart. The Castle, galleries, museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The new tram stop at the top of Broughton Street is within easy reach, as is Waverley Rail Station.

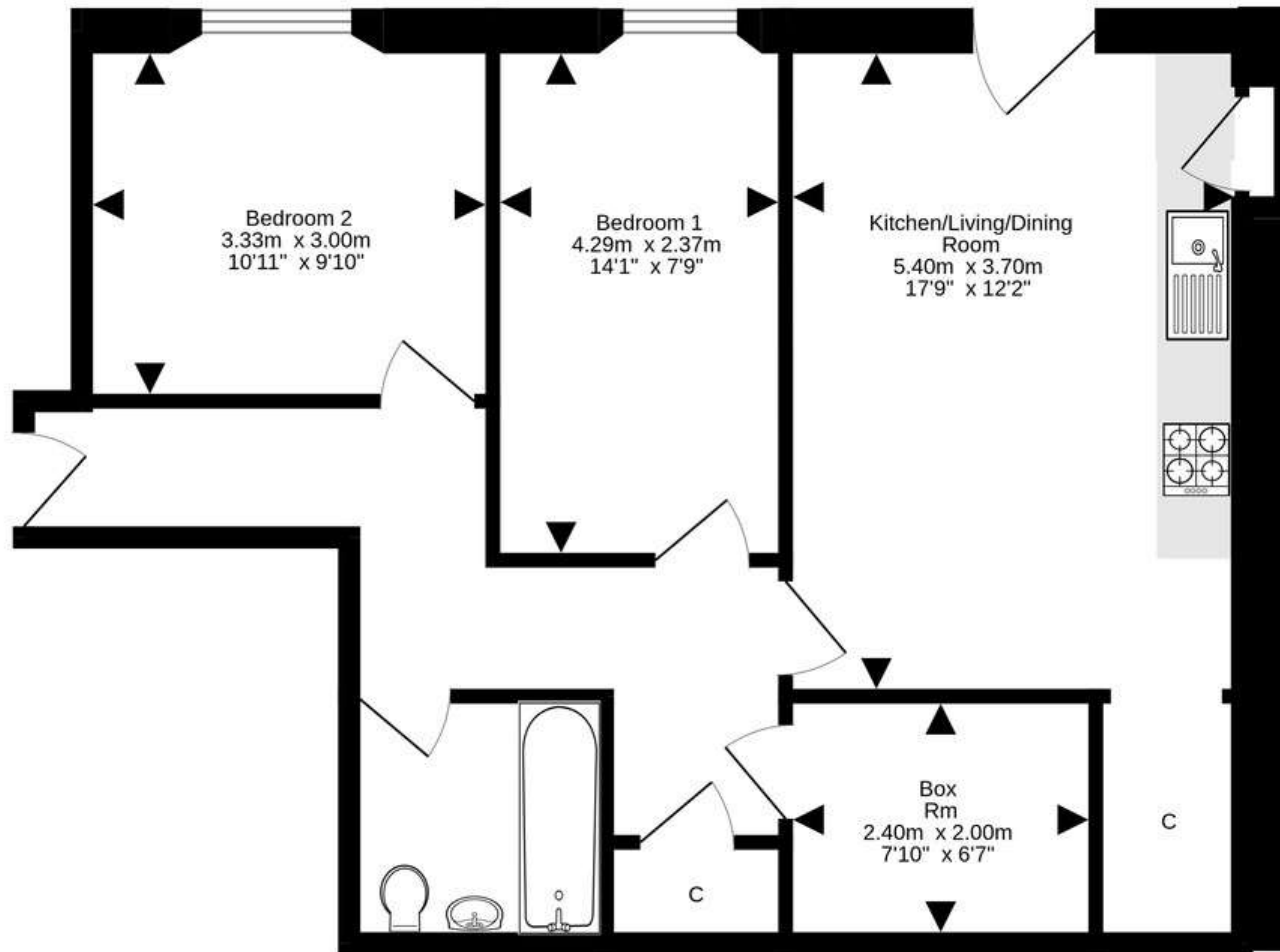
## Extras

Included in the sale are the window coverings and light fittings

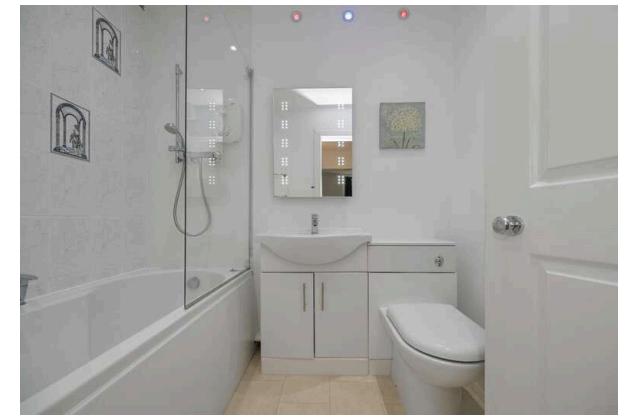
## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 0759004169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

