




Offers Over

**£199,995**

## 11 3F2 Bellevue Road

Bellevue | Edinburgh | EH7 4DA

This bright, well proportioned top floor flat forms part of a traditional tenement situated within a fantastic location, within walking distance of the City Centre, excellent local amenities and transport links. The property which offers lovely open views across to Calton Hill would undoubtedly appeal to the young professionals and early viewing is highly recommended.

 1 bedroom

 1 public room

 1 bathroom

Lovely views

 EPC rating - C

 Council tax band - C



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, generously proportioned lounge/dining, modern fitted kitchen, light and airy double bedroom and stylish bathroom with white three-piece suite and shower over bath.



## Extras

All fitted floor coverings will be included in the sale together with the white goods.

## Gardens & Parking

There is a well maintained communal garden located to the rear together with permit/metered parking to the front and surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

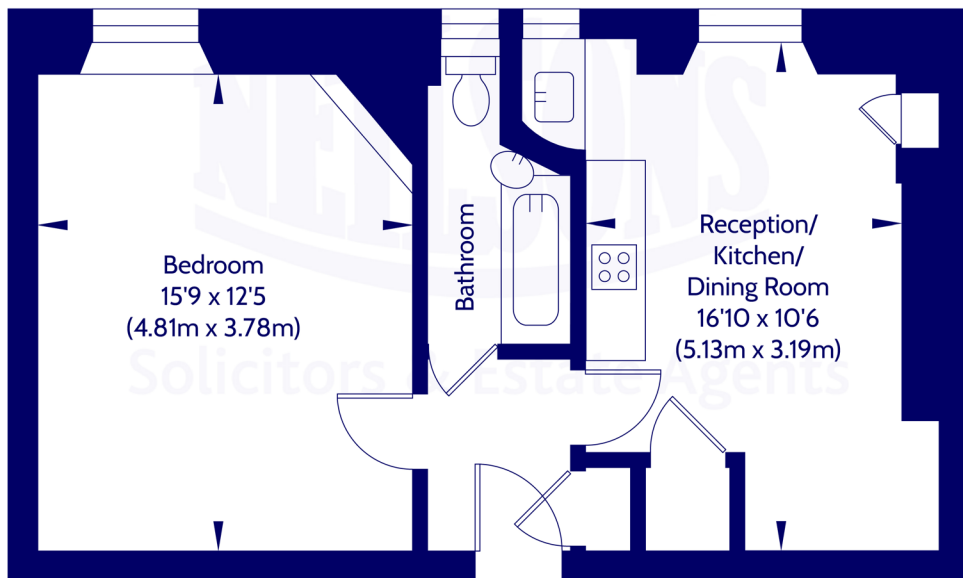
Bellevue Road forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday requirements. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the popular St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema, Pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance. The cosmopolitan Shore area of the City, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.

### Third Floor

Approx. Internal Area 43.9 Sq M / 473 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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