

COULTERS[©]

5/5 BELLEVUE STREET

BELLEVUE, EDINBURGH, EH7 4BX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This impressive second floor two-bedroom flat located in the central location of Bellevue benefits from fantastic views to Calton Hill. The accommodation, which offers charm and traditional touches, comprises: a bright and welcoming hallway, fabulous lounge with a feature fireplace, a stylish fitted kitchen with excellent dining space and separate breakfast bar.



KEY FEATURES



Beautifully presented second floor flat.



Two generous double bedrooms.



Communal rear south-west facing garden.



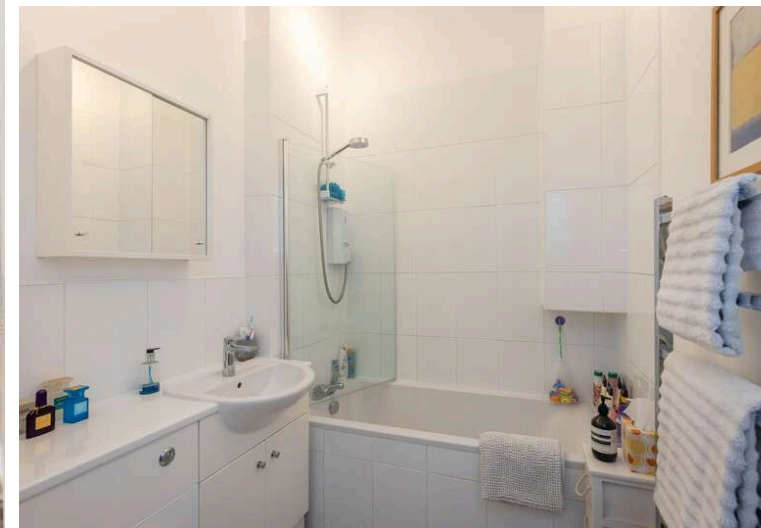
Permit on-street parking.



Within a short walk of Edinburgh City Centre.



Excellent local amenities near by.



The two double bedrooms are generous in size and the bathroom has a white three-piece suite with overhead shower and bath and chrome heated towel rail. The property further benefits from gas central heating, excellent storage, a door entry system, a well-maintained communal garden to the rear and plenty of permit parking close by.



THE LOCAL AREA

Bellevue is a residential area located in the northern part of Edinburgh city centre, bordered by Stockbridge to the west and Canonmills to the north. It is known for its charming architecture, tree-lined streets, and lively community. The area has a variety of amenities, including independent shops, cafes, and restaurants.

Nearby attractions include the Royal Botanic Garden, St James Quarter, and the Water of Leith Walkway. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services and a nearby tram stop.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



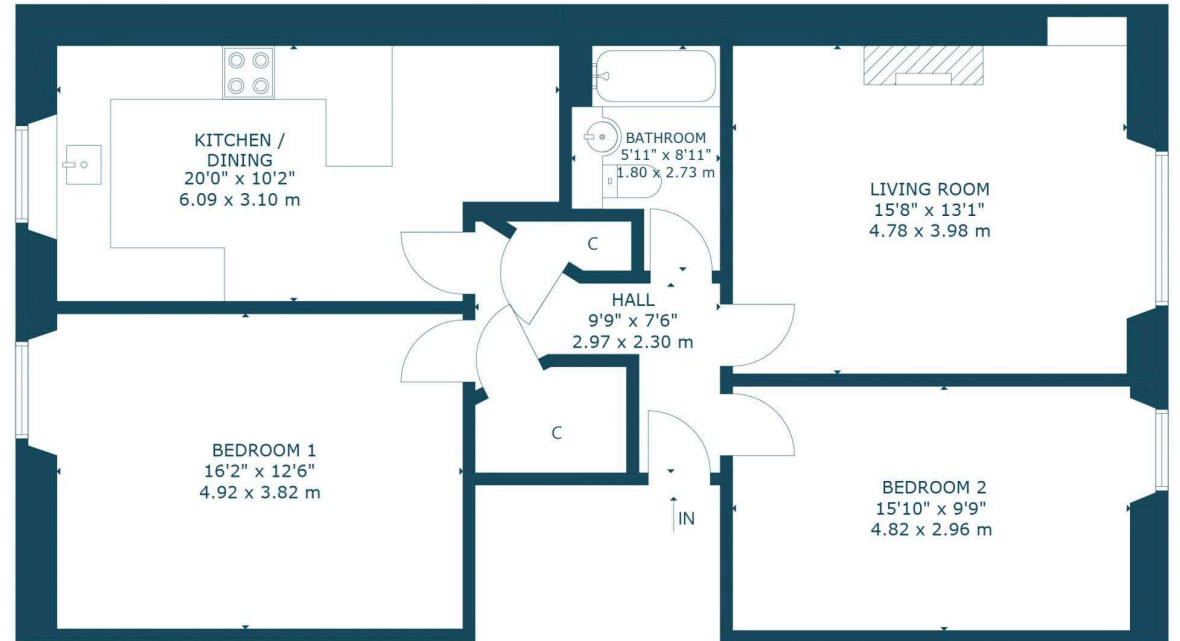
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SECOND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 949 SQ FT / 88 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.