



**11 Claremont Bank
EDINBURGH, EH7 4DR**



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.

LOCATION

The sought-after residential area of Bellevue is situated on the outskirts of Edinburgh's New Town offering a tranquil setting in the heart of the capital. Locally there is a wide range of shops and services for everyday provisions. A Tesco superstore is located on Broughton Road along with a selection of restaurants and pubs. Nearby areas include Canonmills and Stockbridge. The popular St James Quarter, Multrees Walk and George Street can be easily reached by foot or public transport. Leisure facilities within the vicinity include Omni Centre, featuring a multi-screen cinema and fitness centre, and The Playhouse Theatre. The picturesque open green spaces of the Royal Botanic Gardens, Inverleith Park and the impressive Water of Leith walkway and cycle path are also within proximity. A frequent bus services and easy access to York Place tram stop, provides access throughout the city and surrounding areas.

DESCRIPTION

11 Claremont Bank is a well presented, bright and spacious two-bedroom upper villa situated in the established residential area of Bellevue.

The accommodation comprises: welcoming entrance with carpeted stair leading to upper landing with cupboard off; living / dining room with feature fireplace; kitchen; double bedroom 1 with bay window allowing natural daylight to flood in; bedroom 2 and bathroom with mains operated shower over bath.

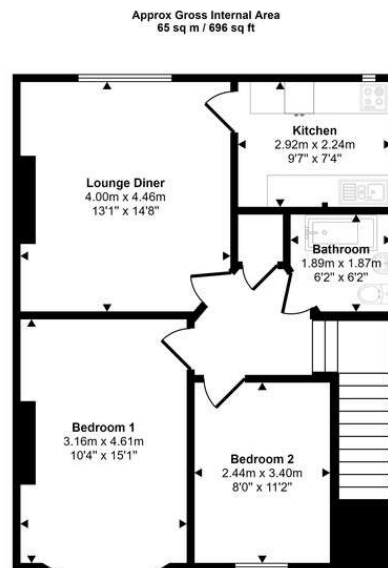
Further benefits include: gas central heating; double glazing; private section of rear garden; resident permit parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band C

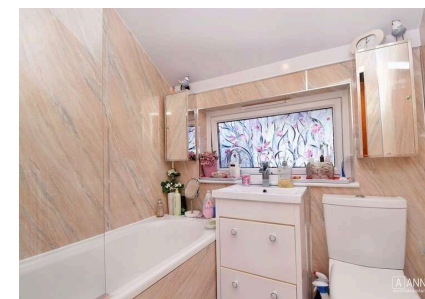
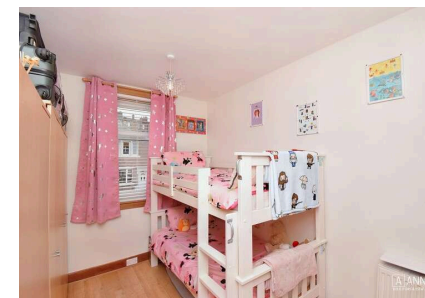
COUNCIL TAX

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



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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