

COULTERS<sup>®</sup>

# 47/4 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DJ

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This impressive second floor two-bedroom flat located in the central location of Bellevue benefits from plenty of natural light. The accommodation, which offers elegance and traditional aspects, comprises: a welcoming hallway, fabulous lounge with a feature fireplace, bay window dining space and double glass doors leading into newly fitted kitchen with integrated oven, 4 gas hob cooker and fridge freezer.

## KEY FEATURES



Immaculately presented second floor flat.



Two generous double bedrooms, one with a WC.



Beautifully maintained communal rear garden.



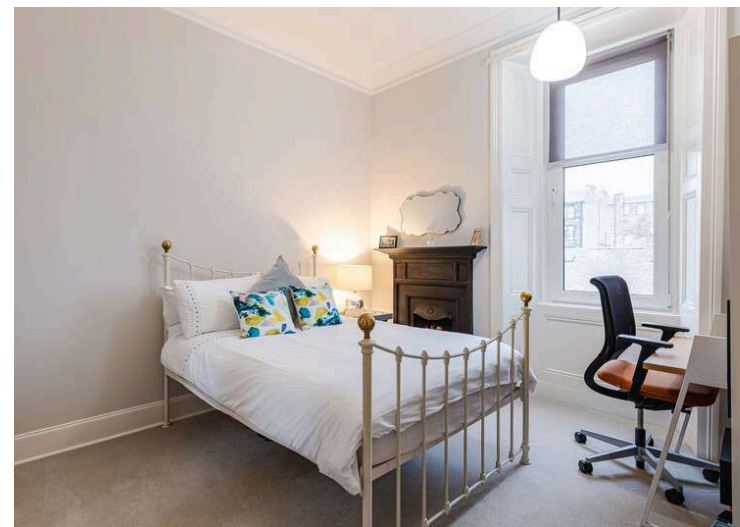
Permit on-street parking.



Within a short walk of Edinburgh City Centre.

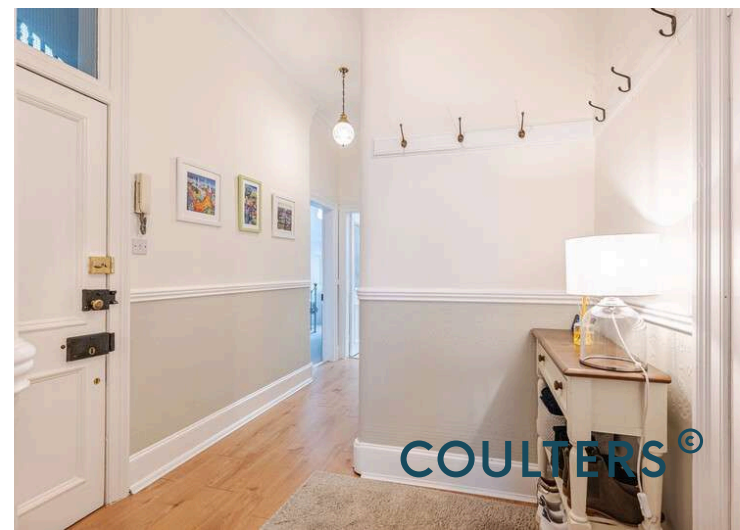


Excellent local amenities nearby.



The two double bedrooms are generous in size one of which benefits from a recently renovated WC.

The main bathroom has a white three-piece suite with bath and overhead shower. The property further benefits from gas central heating, excellent storage, a well-maintained communal garden to the rear and on street permit parking.





## THE LOCAL AREA

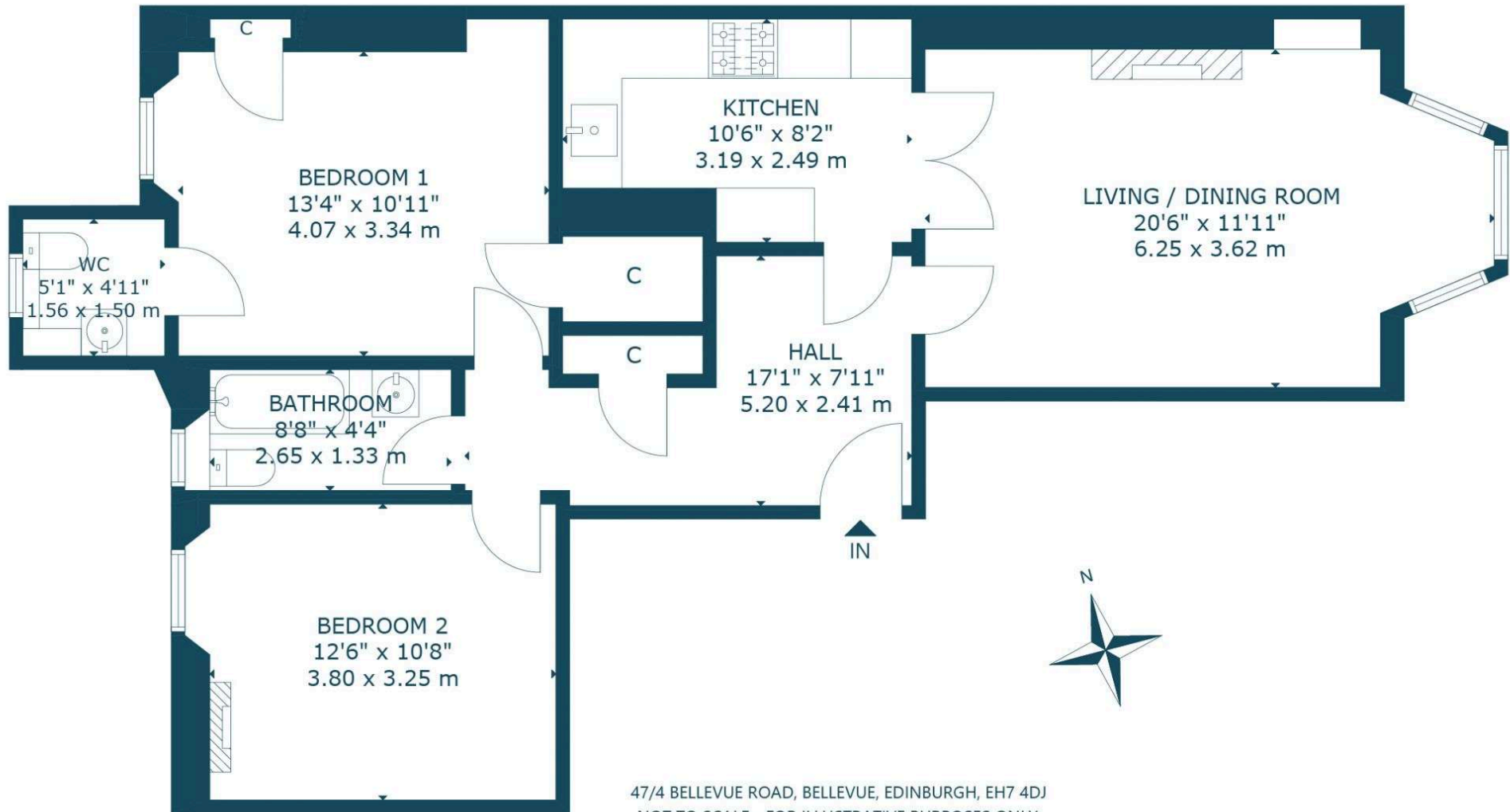
Bellevue is a residential area located in the northern part of Edinburgh city centre, bordered by Stockbridge to the west and Canonmills to the north. It is known for its charming architecture, tree-lined streets, and lively community. The area has a variety of amenities, including independent shops,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





SECOND FLOOR

47/4 BELLEVUE ROAD, BELLEVUE, EDINBURGH, EH7 4DJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 854 SQ FT / 79 SQ M

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

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## GET IN TOUCH

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

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.