

COULTERS[©]

5/1 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This immaculate first floor two-bedroom flat, in the central location of Bellevue, benefits from plenty of natural light and beautiful views onto the New Town. The accommodation, which offers style and traditional aspects, begins with a welcoming hallway. A fabulous open plan kitchen/lounge has a bay window, dining space, and a feature fireplace. The newly renovated fitted kitchen hosts a range of floor and wall mounted kitchen cupboards and integrated appliances.



KEY FEATURES



Immaculate first floor flat.



Two double bedrooms.



Well maintained communal rear garden.



On street permit parking.



Within a short walk of Edinburgh City Centre.



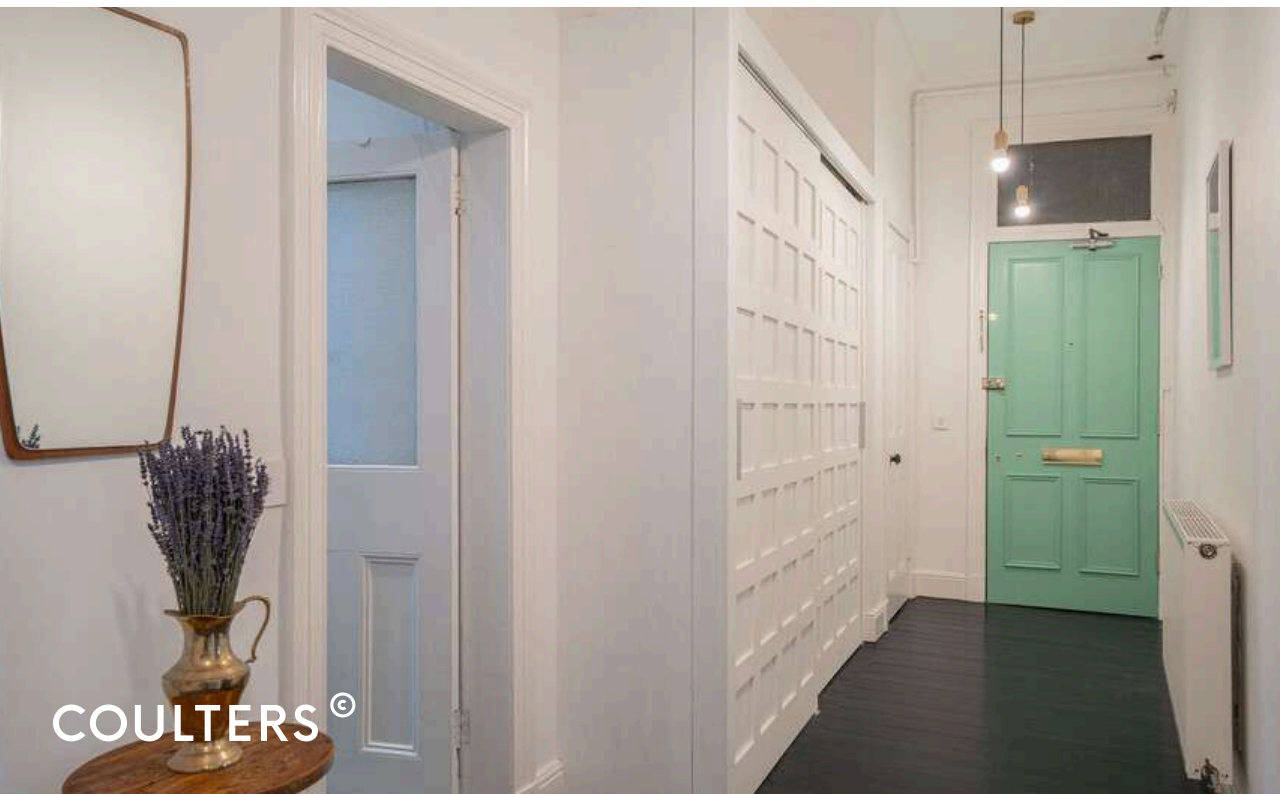
Excellent local amenities nearby.



The two double bedrooms are generous in size with the master benefitting from an original fireplace and Edinburgh press. Off the second bedroom is a utility room with storage and room for washing machine and tumble dryer. The modern family shower room has a white three-piece suite including walk-in-shower, and underfloor heating.

The property further benefits from gas central heating, excellent storage throughout, a well-maintained communal garden to the rear and secure door entry system.





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.

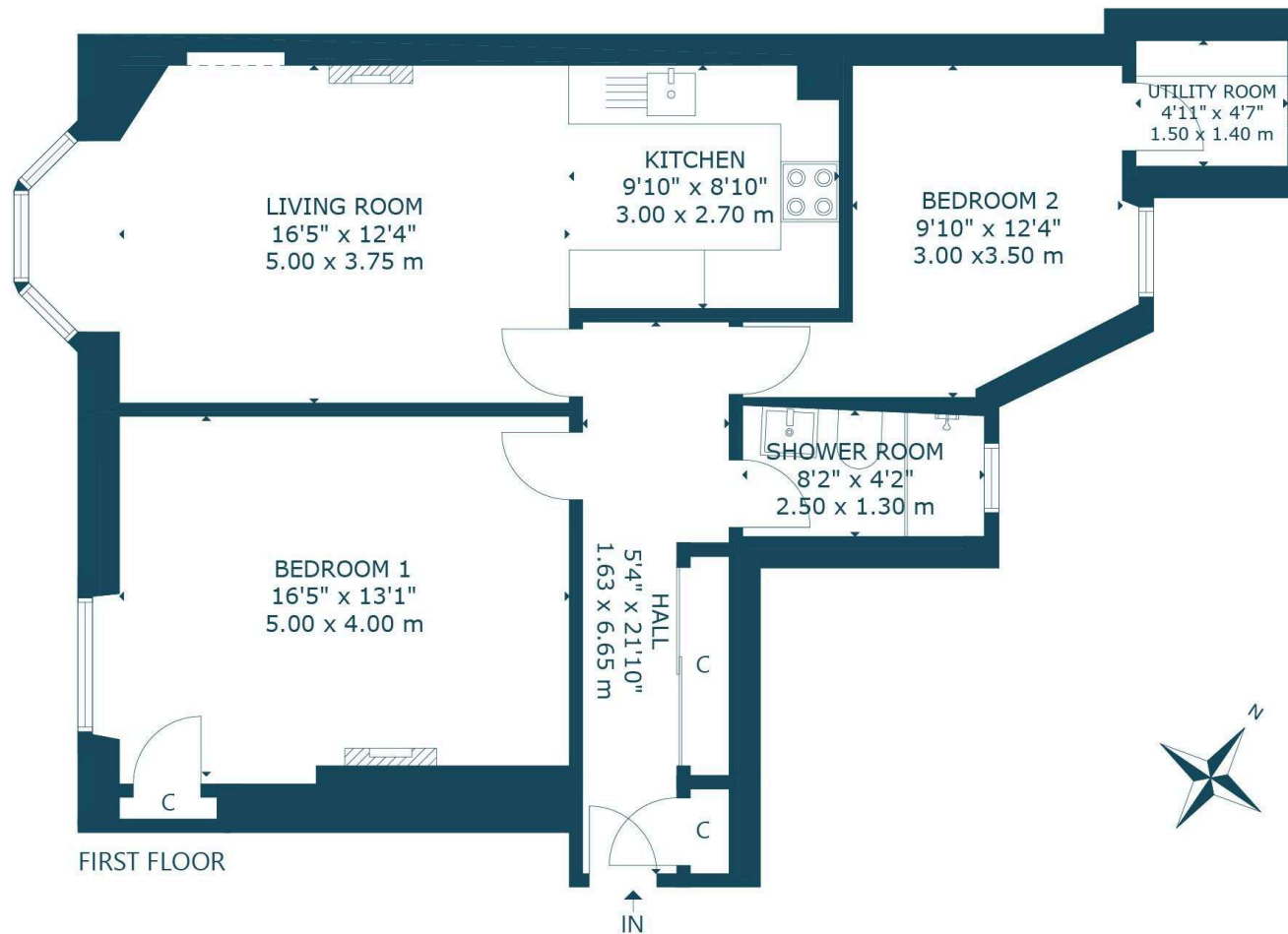
It is known for its charming architecture, tree-lined streets, and lively community. The area has a variety of amenities, including independent shops, cafes, and restaurants.

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.





FIRST FLOOR

5/1 BELLEVUE ROAD, EDINBURGH, EH7 4DA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 838 SQ FT / 78 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.