



# 15 Belvedere Park

TRINITY | EDINBURGH | EH6 4LR



MURRAY  
BEITH  
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15 Belvedere Park is a bright, sunny, spacious and attractive three-bedroom, first floor flat in a mature modern development. The property is in an extremely desirable location and features well-proportioned and versatile accommodation with the benefit of excellent storage and a garage.

Entrance vestibule with cloaks cupboard and WC; bright and generously sized living room / dining room with patio doors to a private balcony; fitted kitchen with a range of wall mounted and floor standing units, inner hall with 2 storage cupboards; large double bedroom 1, double bedroom 2 with built-in-wardrobes; double bedroom 3 with built-in-wardrobes; family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over.

Single garage with up-and-over door; visitor's parking within the development; unrestricted parking is also available on the surrounding streets.

Well-kept landscaped communal gardens.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale, however no warranties will be given.

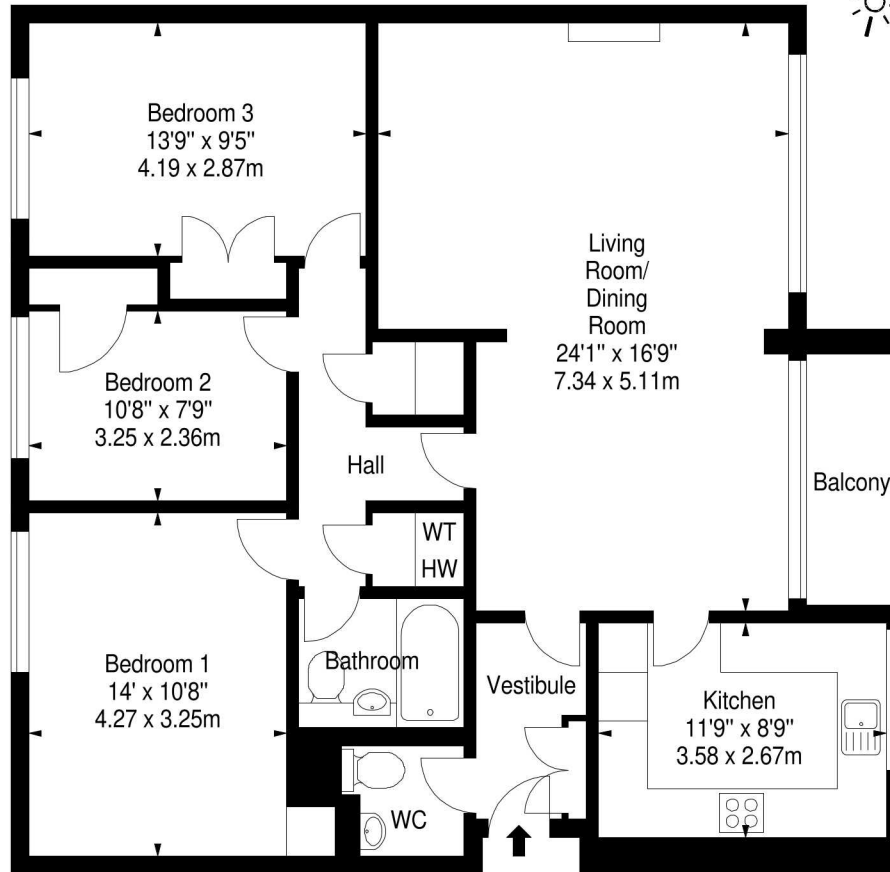




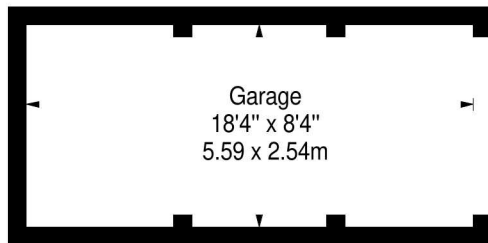
**Belvedere Park,  
Edinburgh,  
Midlothian, EH6 4LR**



Approx. Gross Internal Area  
1075 Sq Ft - 99.87 Sq M  
Garage  
Approx. Gross Internal Area  
151 Sq Ft - 14.03 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor

## Location

The highly desirable Trinity district is one of Edinburgh's most sought-after residential areas. Situated only 2 miles from the city centre, close to the fashionable Shore area and the historic Newhaven Harbour. The immediate area provides a good range of amenities including independent retailers, an historic library, a post office, chemist, cafés, restaurants, pubs and takeaways. The property is currently in the school catchment area for both Trinity Primary and Trinity Academy Secondary school as well as a choice of private schools being located within a short distance. Ocean Terminal shopping centre is close by and offers a cinema complex, gym and various High Street stores. For one of the best dining experiences in Edinburgh, the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, is an ideal place to socialise. Enjoying the outdoors couldn't be easier with Victoria Park on your doorstep and leisurely strolls along the Water of Leith walkway and the world renowned Royal Botanical Gardens make the perfect escape from the day's hustle and bustle. For the active type, there is a tennis and leisure centre at Newhaven and an extensive network of cycle paths in the surrounding area. Bus stops on Stanley Road and Clark Road provide quick and easy access to the city centre and other parts of Edinburgh. The property is also well positioned for access to the Queensferry Crossing, the East Lothian coast, City Bypass and Edinburgh Airport, making the road network of central Scotland easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.