



GILSON GRAY

LAW • PROPERTY • FINANCE

81 BELLEVUE ROAD

Bellevue, Edinburgh, EH7 4DH



Forming part of a handsome blonde sandstone tenement building in the sought-after Bellevue area, this main-door ground-floor flat offers a stylish city abode with a perfect blend of modern fixtures and fittings, neutral décor, and period features. The flat enjoys wonderfully bright and spacious accommodation including a living room, a dining kitchen, two bedrooms, and a versatile box room/office. Furthermore, the property boasts its own private low-maintenance front and rear gardens.

The home's private front door opens into an entrance vestibule, flowing through to a hallway with excellent built-in storage. To the left of the hall lies a living room, boasting a wonderfully light and airy ambience with a high ceiling and a generous floorspace offering fantastic flexibility for arrangements of lounge furniture. A fireplace with a real fire inset, an open Edinburgh press, and elegant cornicing add a touch of period charm to the space.



FEATURES

- Main-door ground-floor flat in Bellevue
- Attractively presented, modern interiors and period features
- Entrance vestibule and hall with excellent storage
- Generous bay-fronted living room
- Generous dining kitchen and separate utility room
- Two double bedrooms
- Versatile box room/home office
- Stylish, contemporary shower room
- Private front and rear gardens
- Controlled on-street parking (Zone N1)





Continuing along the hall, you reach a kitchen, where plenty of space is provided for a seated dining area. A selection of timeless wall and base cabinets are accompanied by spacious wood worktops, a Belfast sink, and stylish splashback tiling. A useful adjoining utility room offers a discrete separate space for laundry appliances. The flat accommodates two well-proportioned double bedrooms, both continuing the attractive presentation of the preceding accommodation with tasteful décor and warm wood flooring. A versatile box room offers various options for use, including a home office, a play room, a reading nook, or as excellent storage space. Finally, a shower room completes the accommodation on offer and comprises a large shower enclosure with stylish tiling, a basin set into vanity storage, a WC, and a chrome towel radiator.

Externally, the flat boasts its own private front and rear garden areas. Notably, the rear garden is a spacious outdoor area with room for alfresco dining furniture and low-maintenance decking. Parking on Bellevue Road falls under Zone N1.

Extras: A range cooker, an integrated extractor hood, and an integrated fridge will be included in the sale, as well as a washing machine, a dishwasher, a freezer, and all blinds (not curtains). Please note, no warranties or guarantees shall be provided for the appliances. The garden furniture and barbecue are available by separate negotiation.





BELLEVUE

Situated on the eastern fringes of the desirable New Town, Bellevue is popular with professionals, families and downsizers alike thanks to its varied housing options, from Georgian terraces and Victorian tenements to 1930s villas and modern apartments. Whilst enjoying the peace and tranquillity of a largely residential area, Bellevue locals are a short stroll from the cosmopolitan New Town. Here, bustling Broughton Street has retained all the charm of a traditional high street with its array of delightful independent shops and businesses, dotted in-between a selection of pubs, bars, and restaurants. Bellevue is ideally placed for all the capital's top cultural attractions, particularly the Playhouse Theatre, the Scottish National Portrait Gallery and Royal Botanic Garden Edinburgh. For sport and fitness enthusiasts there is a choice of gyms and fitness studios in the vicinity; nearby Inverleith Park and Calton Hill are also perfect for keeping fit outdoors and yield stunning views of the capital. Bellevue provides primary and secondary schooling and is also convenient for a selection of private childcare and education options.

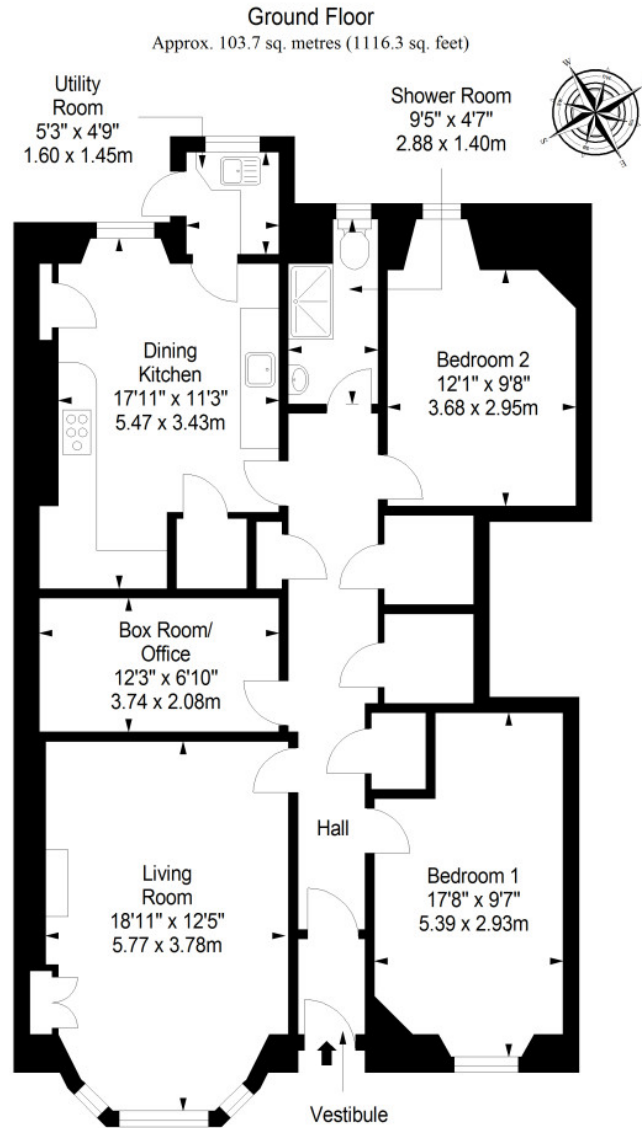
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 103.7 sq. metres (1116.3 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



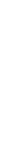
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.