










Offers Over
£400,000

81/3 East Claremont Street

Bellevue | Edinburgh | EH7 4HU

A fantastic opportunity has arisen to purchase this impressive, truly stunning second/top floor flat forming part of a beautiful Georgian A listed building in the sought after central location of Bellevue, on the border of the New Town and within walking distance of the city centre. The property would undoubtedly appeal to professionals and early viewing is highly recommended.

-  2 Bedrooms
-  2 Public Rooms
- 1 Study/Box Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation which is presented to the market in true move in condition, in brief comprises; secure entry system, well presented communal stairwell, welcoming entrance hallway with useful storage and original wooden floors running through most rooms, light and airy twin windowed reception room with feature fireplace, stylish dining kitchen with breakfast bar and ample space for a table and chairs, two well proportioned double bedrooms, bright study/box room with skylight creating the perfect home office, and contemporary bathroom with three-piece white suite and shower over bath. Further benefits include gas central heating, restored sash & case windows with working shutters and cellar.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

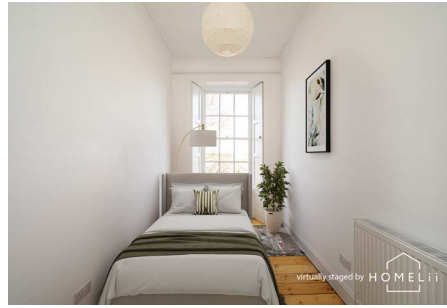
All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated dishwasher, washing machine and fridge/freezer. The wardrobe in the main bedroom will also be included in the sale.

Gardens & Parking

There is an attractive, well maintained communal garden located to the rear, mainly laid to lawn and flower beds. For the car user there is permit/meter parking to the front and surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





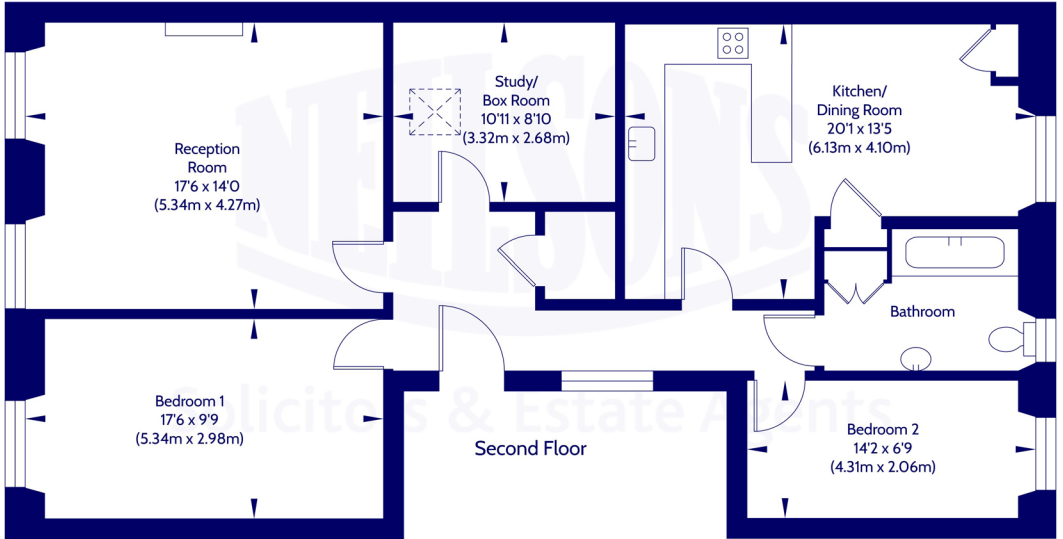
Location

The property is located in Edinburgh's popular Bellevue area, with its lovely, cobbled streets, spectacular architecture and superb amenities. There are a wide variety of cafes, shops and restaurants on nearby Broughton Street and the heart of the city and all the fantastic facilities therein are only a short walk or bus ride away. Both Princes and George Street are within close proximity together with the recently completed St James's Quarter, which houses a fabulous range of popular High Street Retailers, including a large John Lewis. The trendy neighbouring district of Stockbridge has a weekly Sunday market and is home to many popular bars and restaurants. There are a variety of beautiful green spaces within walking distance including The Royal Botanical Gardens and Inverleith Park, together with pleasant walks along the Water of Leith towards the Gallery of Modern Art. There is also easy access to the walkways and cycle path network providing an excellent off-road route to many parts of the City, as well as excellent public transport (bus & tram).





Approx. Gross Internal Floor Area 97.4 Sq M / 1048 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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