



2/3 Huntingdon Place
Bellevue, Edinburgh, EH7 4AT

CALL US ON 0131 447 4747

2/3 Huntingdon Place, Bellevue, Edinburgh, EH7 4AT

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive living room /dining room with French doors & Juliet style balcony.
- Breakfasting kitchen with appliances.
- Master bedroom with built in mirrored wardrobes & en-suite shower room.
- Further good sized double bedroom.
- Bathroom.
- Box room currently used as a home office/study.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Allocated parking space within gated entrance.
- Permit & metered parking in surrounding streets.



GENERAL DESCRIPTION

A second floor flat part of an established modern development in the highly regarded and much sought after Bellevue district of the City, within walking distance of Edinburgh City Centre and a wide range of local amenities. The property would make an ideal purchase for a first time buyer/young couple or perhaps for letting purposes.

FACTORING NOTE

The development is factored by James Gibb at an approximate charge of £270 per quarter. This can vary over the year but does include the block's buildings insurance.

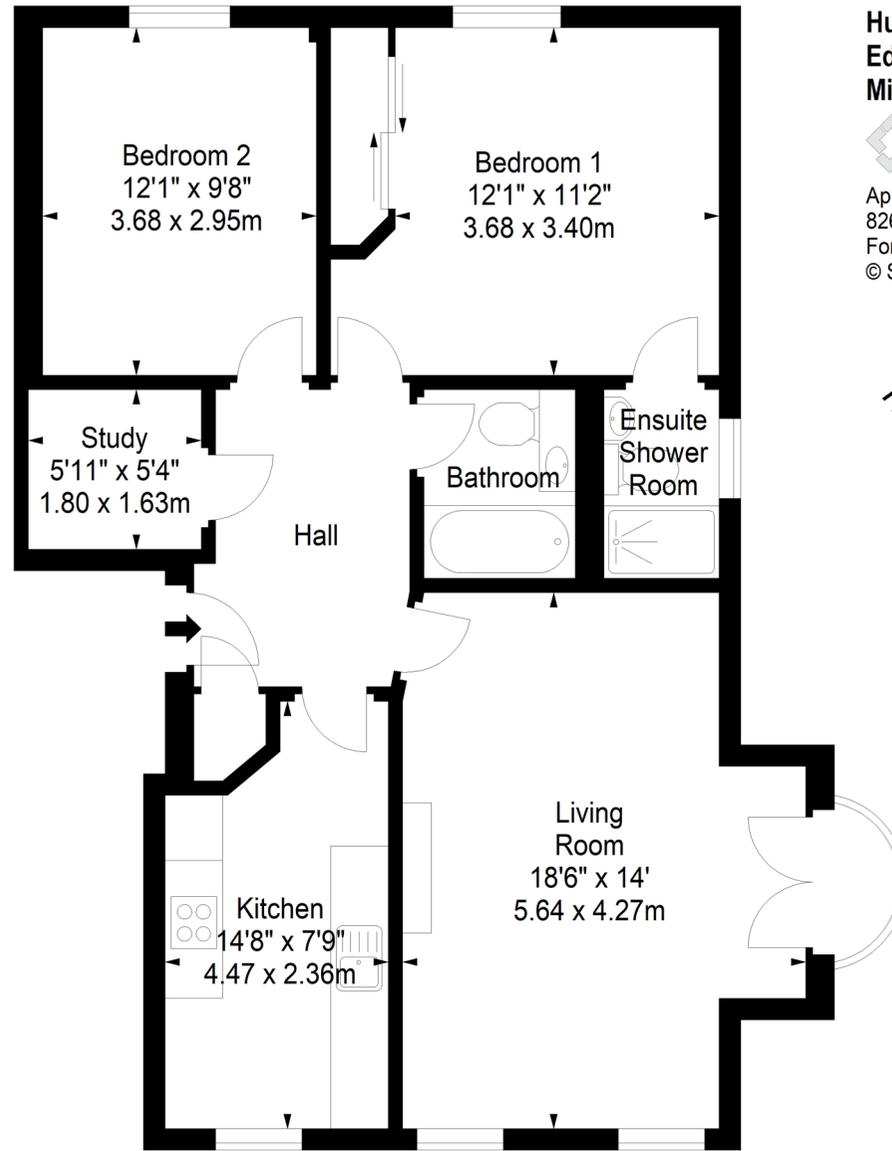
COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 0.6 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Huntingdon Place forms part of the highly sought-after residential area of Bellevue which provides many local shops and services for everyday requirements. There is a Tesco Express and Sainsbury's on Leith walk and a Coop on Hopetoun Crescent. Further amenities are available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the redeveloped St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema while pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park which are all within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the McDonald Road Tram stop within walking distance. The cosmopolitan Shore area of the city, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, WASHER DRYER, FREESTANDING TUMBLE DRYER, MICROWAVE AND FRIDGE/FREEZER FOR ALL OF WHICH THERE WILL BE NO GUARANTEES. ALL FURNITURE WITHIN THE PROPERTY IS AVAILABLE UNDER SEPARATE NEGOTIATION.

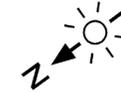




Huntingdon Place,
Edinburgh,
Midlothian, EH7 4AT



Approx. Gross Internal Area
826 Sq Ft - 76.74 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

Second Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.