

COULTERS<sup>©</sup>

# 31 CLAREMONT COURT

LEITH, EDINBURGH, EH7 4LA

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

31 Claremont Court is a bright and welcoming ground floor maisonette property forming part of unique listed building designed by Basil Spence located in the desirable area of Bellevue.

The property comprises of a kitchen with dining offers a selection of wall mounted and floor standing units with wooden work tops, integrated appliances include a five-ring gas hob, electric oven and extractor hood.

## KEY FEATURES



Beautifully presented ground floor maisonette.



Two double bedrooms with fitted wardrobe space.



Two private balconies.



On street permit parking.



Within walking distance of Edinburgh City Centre.



Excellent local amenities within walking distance.





The kitchen also boasts a generous pantry area. The spacious living room benefits from a private balcony overlooking the well-maintained shared gardens and electric fire.

The second-floor hosts two double bedrooms both having fitted wardrobe space and the principal bedroom provide access to a second private balcony. A main bathroom including bath with overhead rain shower and heated towel rail completes the accommodation.

This energy efficient home has been fitted with high quality double glazing and gas central heating.





## 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.

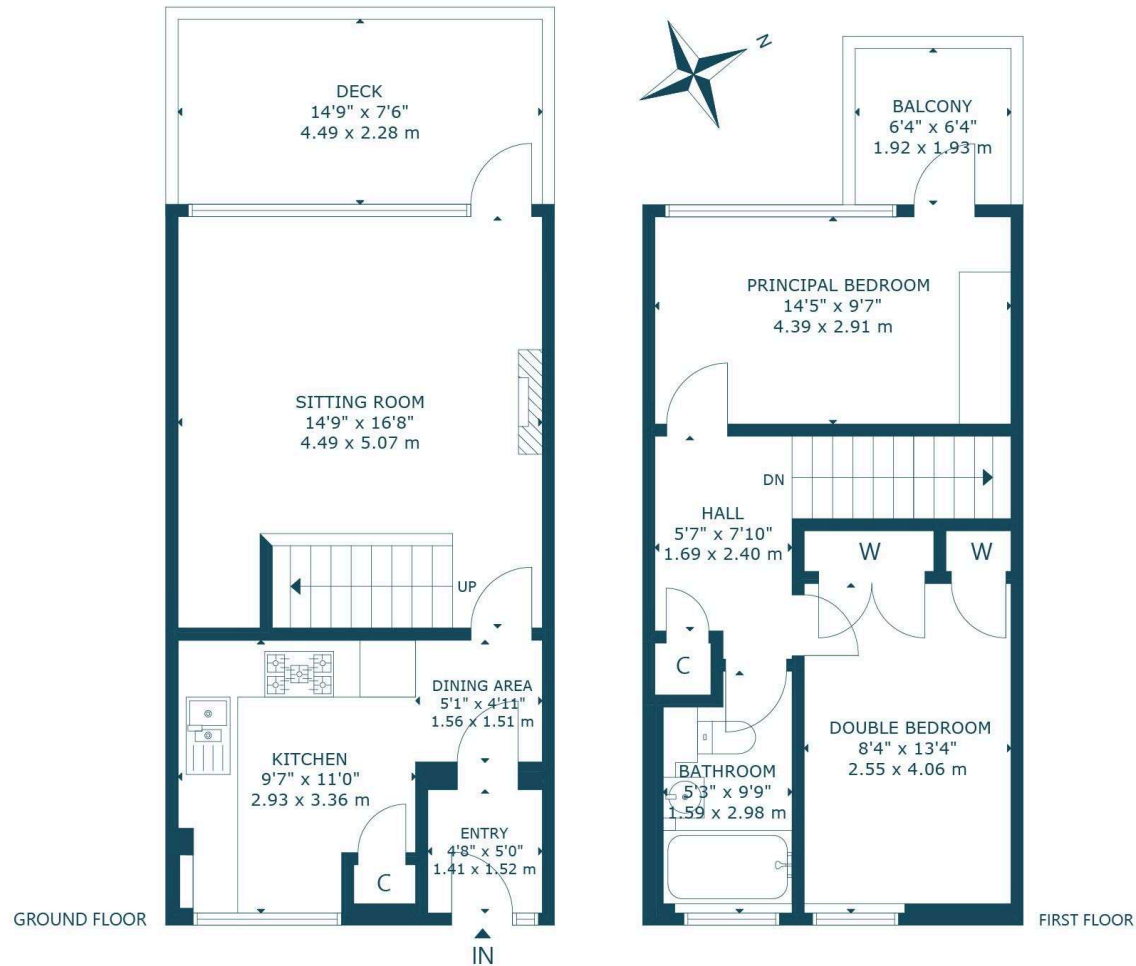
The area has a variety of amenities, including independent shops, cafes, and restaurants. Nearby attractions include the Royal Botanic Garden, St James Quarter, and the Water of Leith Walkway.

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.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 840 SQ FT / 78 SQ M / DECK 110 SQ FT / 10 SQ M, BALCONY 40 SQ FT / 4 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.