





Offers Over

£425,000

6A Melgund Terrace

Bellevue | Edinburgh | EH7 4BU

This impressive main door basement flat with private courtyard, is presented to the market in true move-in condition and is within walking distance of the City Centre, excellent local amenities and transport links. The property would undoubtedly appeal to the young professionals looking for excellent sized accommodation.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
- Study
-  Private courtyard
-  EPC rating - C
-  Council tax band – E



Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway with built-in storage facilities, generously proportioned and bright bay-windowed lounge/dining boasting stunning traditional features including a fireplace, contemporary fitted kitchen/dining, light and airy principal bedroom quietly tucked away to the rear with en-suite shower room, second well proportioned double bedroom, modern bathroom with white three-piece suite and fantastic study/storage room located to the rear. Further benefits include gas central heating.



Extras

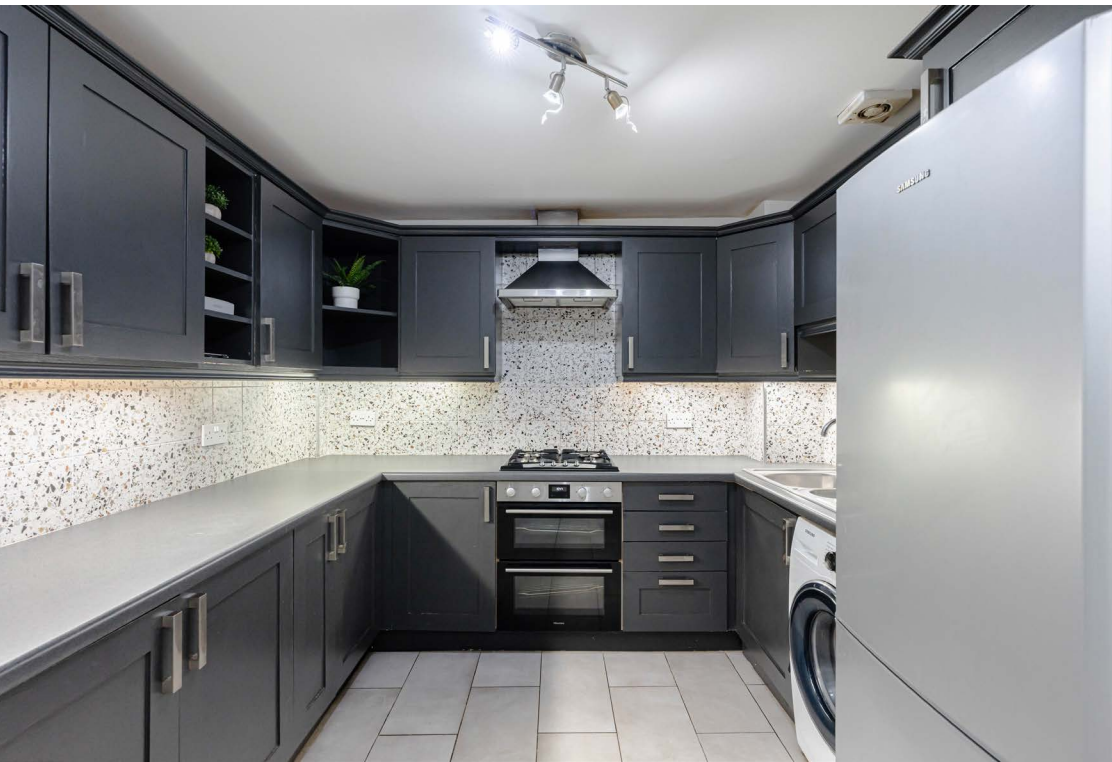
All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/freezer.

Gardens & Parking

To the front, there is a lovely spacious private courtyard offering a high degree of privacy and the perfect space to enjoy outside dining/relaxing. To the rear, there is a well maintained communal garden and permit/metered parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Melgund Terrace forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday provisions. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in the nearby Canonmills. Leisure facilities within the vicinity include the Playhouse Theatre and Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, The Royal Botanic Gardens and Inverleith Park. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance.





Approx. Gross Internal Floor Area 101.22 Sq M / 1089 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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