


COULTERS[©]

56/19 BELFORD ROAD

WEST END, EDINBURGH, EH4 3BR

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

56/19 Belford Road is a well-designed one-bedroom apartment situated on the top level of a unique, architect designed development. The property would make an excellent home for a professional or the perfect pied a terre with benefits that include secure entrance with door entry system and lift access. Peacefully positioned on the seventh floor, it boasts a bright and sunny south facing aspect and an attractive outlook.

The accommodation comprises - entrance hall with storage cupboard; sitting/dining room; fitted kitchen with integrated appliances; double bedroom with built-in wardrobes and a bathroom with shower over the bath.

KEY FEATURES

-  Top floor flat with lift access
-  South facing aspect with open, rooftop views
-  Permit parking available
-  Secure entry and bike store
-  Picturesque Water of Leith nearby
-  Prestigious West End location



Permit parking is available on street and there is also a bike store. The factor for the development is Redpath Bruce and the annual service charges are approximately £1,978 which includes buildings insurance, lift and general maintenance, communal lighting and stair cleaning.

EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances and washer dryer are included in the sale price. Other items may be available via separate negotiation.



THE LOCAL AREA

Belford Road, situated in the Dean Conservation Area, is an eclectic hub of historic buildings in a residential area, neighbouring the Water of Leith and picturesque Dean Village. It is a popular, central location which is just a short walk from the heart of the West End and cosmopolitan Stockbridge, both desirable districts which boast a variety of local restaurants, coffee shops and boutiques. A Waitrose in Comely Bank is just a 5 minute drive from the property. The beautiful Scottish National Gallery is also nearby. Outstanding shopping and entertainment facilities, are available on Princes Street and George Street as well as at St James' Quarter. The central position of the property also means that you are moments from excellent transport links, with a variety of train, bus and tram routes providing access in and out of town as well as directly to Edinburgh Airport. For the motorists, efficient road links to the City Bypass and M8/9 are close by.

GET IN TOUCH



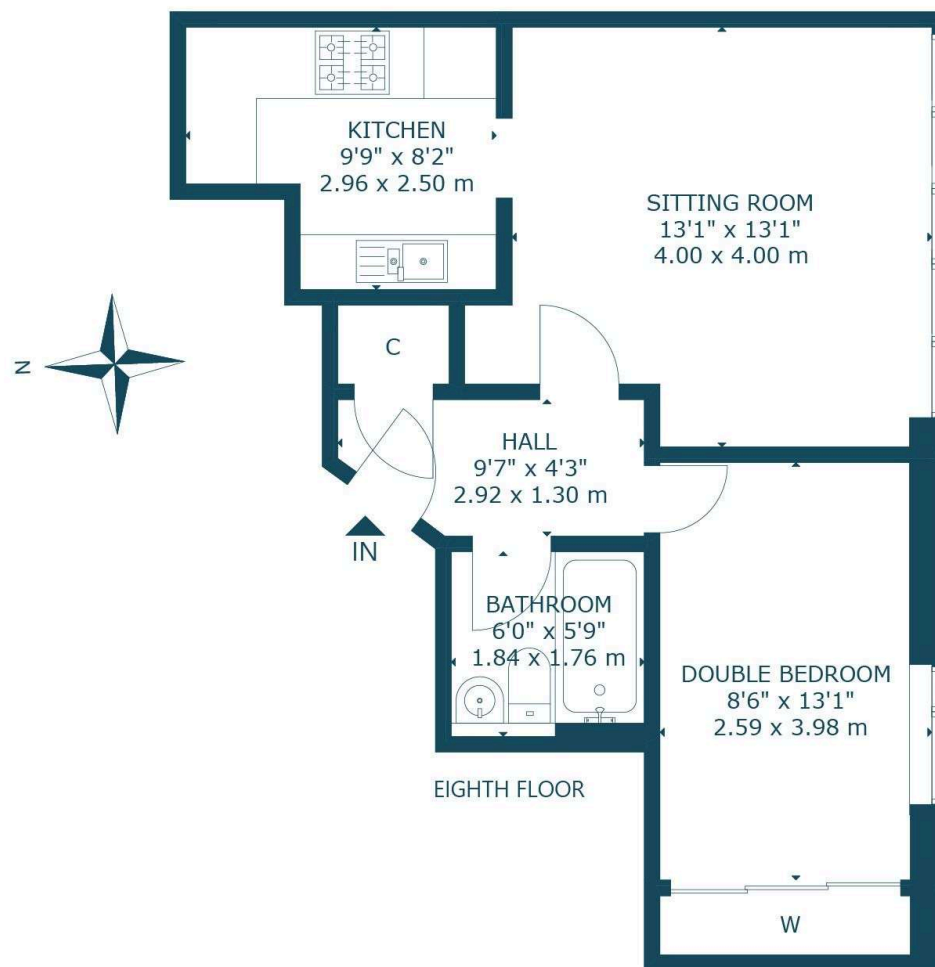
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 471 SQ FT / 44 SQ M

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

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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.