










Offers Over

£335,000

53 4F1 Belford Road

West End | Edinburgh | EH4 3BR

A most impressive top floor flat, forming part of a handsome period building, enjoying a superb location, moments from the city centre in the capitals historic West End. Internally the property has been upgraded and modernised to an exacting standard throughout, offering the perfect blend of modern style and traditional charm, together with a fully floored attic room.

-  2 bedroom
-  1 public room
-  2 bathroom
-  On-street permit
-  Communal garden
-  EPC rating – C
-  Council tax band - E



Description

The accommodation briefly comprises: entrance hallway with attractive herringbone flooring and clothes pulley, bay fronted reception room which enjoys a bright south facing aspect and features ornate cornice work and focal fireplace, stylish kitchen fitted with an good assortment of sleek contemporary units, with coordinated worktops, tiling to splash areas and a variety of integrated appliances, rear facing principal bedroom which benefits from a modern en-suite shower room and a pleasant leafy outlook towards the iconic Dean Village and bridge, second well-proportioned double bedroom with tasteful décor and coving to ceiling, and family bathroom with herringbone flooring, three piece white modern suite, over-bath drench shower and heated rail. A ceiling hatch in the main bedroom leads to a substantial floored attic, which is currently used as a workout space/storage by the existing owner.



Extras

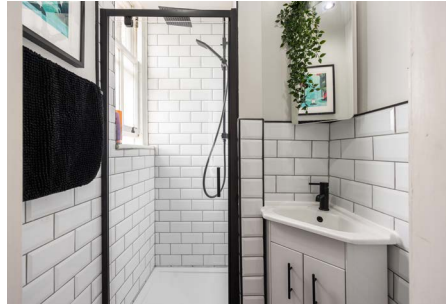
All floor coverings, curtain poles, integrated appliances and light fittings will be included.

Gardens and Parking

There is a beautifully kept lawned garden to the rear of the building, peppered with climbing plants and bushes. On-street permit parking is available on Belford Road.

Viewing

By appointment through Neilsons (0131 625 2222).





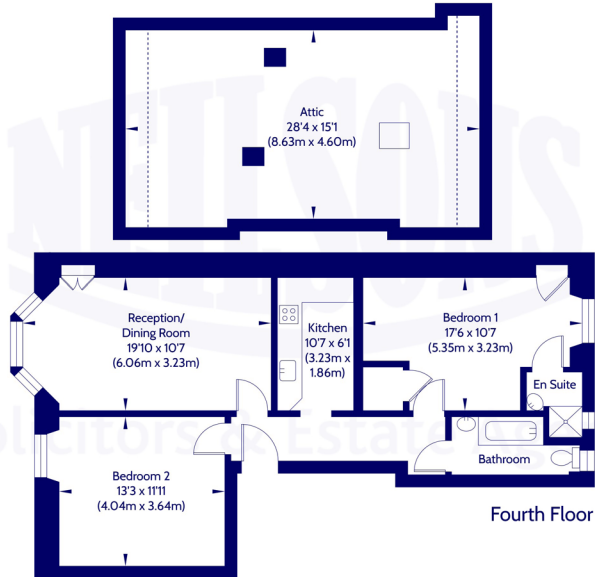
Location

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a M&S Foodhall at Haymarket along with a Tesco Express and Cooperative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh and Grange Sports Clubs, Dean Tennis Club and the Scottish National Gallery of Modern Art are located within walking distance. Haymarket rail station and tram stop are easily accessible and regular public transport provides swift access in and around the city. By car main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.





Approx. Gross Internal Floor Area 70.88 Sq M / 763 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.



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