

COULTERS[©]

93 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DG

 2 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated on the ground floor of a sandstone Victorian tenement, this is an immaculately presented maindoor apartment with lovely private gardens. Positioned on a quiet street yet just a short stroll from shops, parks and transport links, residents experience the best of both worlds with a peaceful setting and easy access to local amenities as well as the city centre.

Inside the home, beautiful period details including cornicing, fireplaces, panelled doors and high ceilings effortlessly combine with modern décor and contemporary upgrades. Off the hall, the light filled living room with stained glass door, bay window, original pine flooring and working fireplace has a pleasant outlook over the front garden. At the rear of the property, there is a large open plan kitchen with recessed dining area and large, shelved pantry cupboard. It has a fully tiled floor which has the luxury of underfloor heating. A utility room with washer/dryer and dishwasher is conveniently located just off the kitchen and provides direct access out to the sunny south west facing private garden.

The principal bedroom is extremely spacious and benefits from a stylish, recently fitted en suite shower room and a large walk-in wardrobe. There is a further generous double bedroom which looks over the back garden and a very large box room which works perfectly as a nursery or study.



KEY FEATURES



Extremely spacious main door ground floor flat



Two double bedrooms, one with en suite



Private front and rear gardens



Permit parking available



Excellent public transport links



Walking distance from the city centre





A family bathroom with three piece suite and overhead shower, is situated at the end of the hall. The hall itself is oak floored and has a storage cupboard as well as built-in shelving.

There is a wonderful rear garden which is fully enclosed and very private, offering a patio seating area that is perfect for BBQs, as well as a lawn and garden shed. The property also has a pleasant gated front garden with a delightful climbing rose bush. Permit parking is available on street.

The property is fitted with Hive controlled gas central heating operated by a modern boiler (fitted 2024) and has double glazed windows with the exception of the single glazed original sash and case living room windows.





THE LOCAL AREA

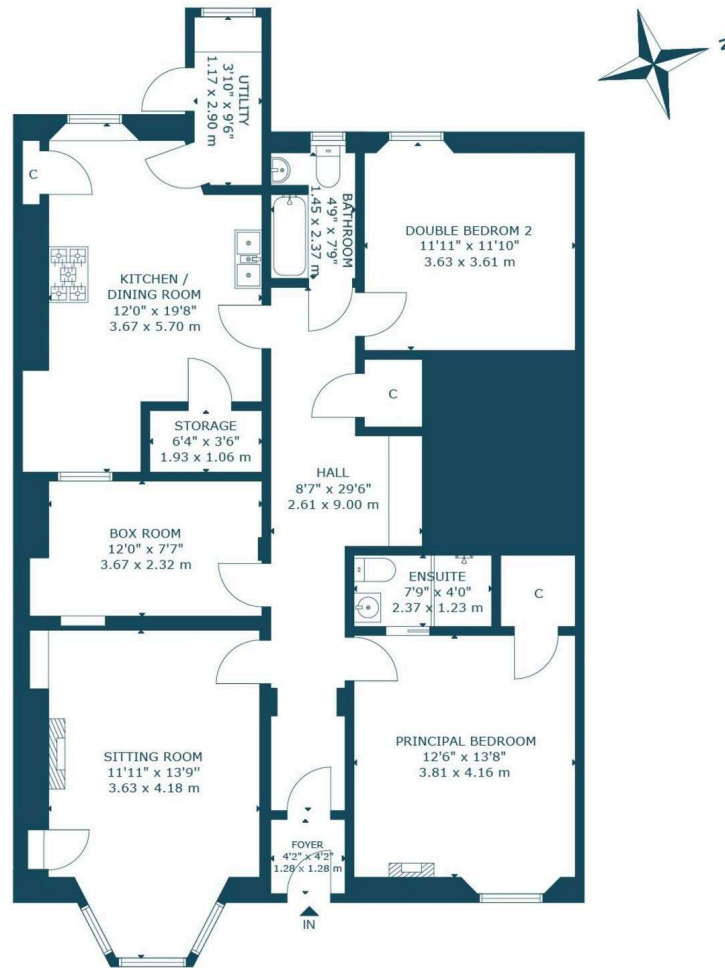
Bellevue Road is ideally situated just north east of Edinburgh's City Centre, less than a mile from Princes Street, in the desirable area of Bellevue. This popular spot, which is predominantly residential, boasts an excellent array of local amenities including independent shops, cafes and restaurants, local convenience stores and larger supermarkets such as the Tesco Superstore and Lidl in Canonmills. St James Quarter and the Omni Centre, with their many shops, eateries, entertainment venues and Nuffield Health Gym, are just a quick stroll away. For outdoor enthusiasts, lovely open spaces within proximity include Calton Hill and the stunning green spaces of Victoria Park, Inverleith Park and The Botanical Gardens. At the end of the road, St Marks Path easily connects to Edinburgh's excellent cycle network as well as to lovely walks along the Water of Leith. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services, a nearby tram stop that provides a direct connection to Edinburgh Airport and Waverley Station being less than a mile away.



EXTRAS

All blinds, light fittings, fitted flooring, freestanding kitchen units, dishwasher, range style cooker and garden shed are included in the sale price.





GROUND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,173 SQ FT / 109 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

 0131 603 7333

 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.