

COULTERS[©]

38 1F1 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DB

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

38 (1F1) Bellevue Road is a beautifully presented, bright and engaging upper flat, situated in the popular residential area of Bellevue, on the edge of the New Town. The property has been lovingly upgraded by the current owners to create a wonderful three-bedroom flat with its own rear private garden and is a great opportunity as a home or investment opportunity. Accessed by way of a shared stair, the flat is on the first floor and opens onto a lovely bright hall filled with light and attractive high quality laminate flooring. There is a superb triple windowed sitting room / dining room/ kitchen with an outlook to the front of the property and a marble mantelpiece creating a lovely focal point in the room.

KEY FEATURES



Immaculately presented upper flat.



Three bright and engaging double bedrooms.



Private rear garden.



On-street residents permit holder parking.

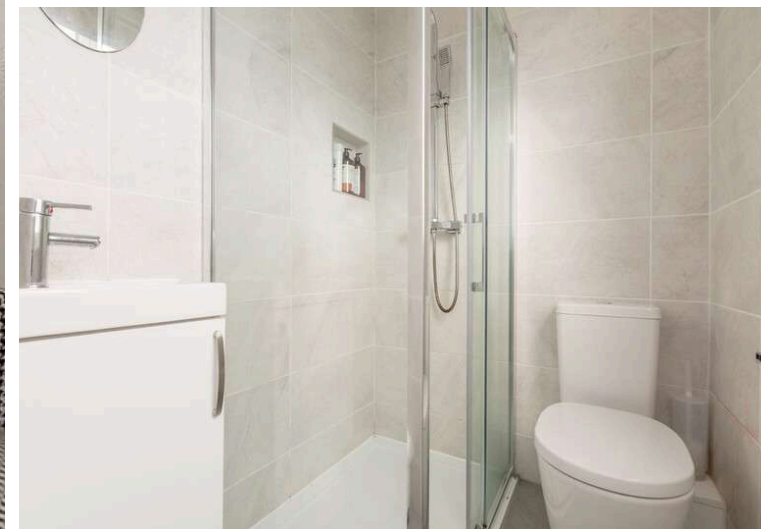


Located in the popular area of Bellevue.



Within a short walk of the city centre.





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The kitchen area is fitted with wall and base mounted cabinetry with marble effect worktops and metro style tiling for the splashback. The integrated appliances comprise; gas cooker with gas hob, extractor hood and a dishwasher. There is also a pantry cupboard in the sitting room. The principle bedroom has a lovely outlook to the rear of the property towards Calton Hill, in addition to a marble mantelpiece and a sleek, stylish windowed en-suite shower room (with large shower cubicle, WC and wash hand basin). There are two further bright and engaging double bedrooms, again filled with light from the large windows. The bathroom could benefit from some modernisation and completes the internal accommodation, fitted with a bath, WC and wash hand basin. Heating and hot water is provided by gas central heating (new boiler 2022) and there is double glazing. Overhead there is a spacious attic. Externally there is a charming private garden area (accessed by from bedroom three), mainly laid with stone chippings and a garden shed. Residents permit holder parking is available on the street outside.

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

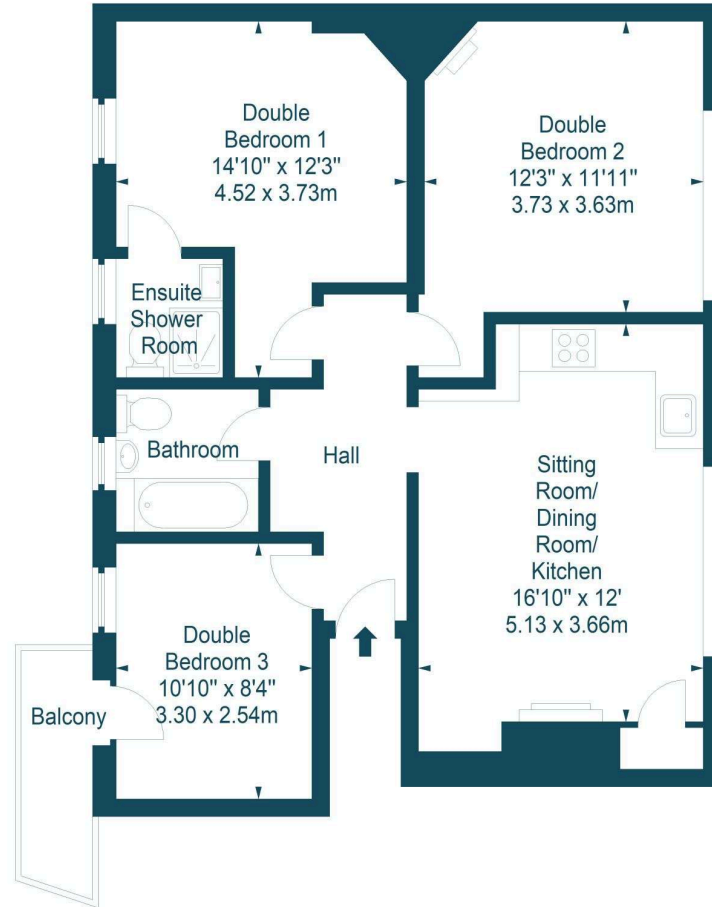
All curtains, light fittings, fitted flooring, integrated kitchen appliances, washing machine and garden shed are included in the sale price. The furniture (with the exception of the mirror in the hallway) is available by separate negotiation.



Bellevue Road, EH7 4DB



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
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First Floor

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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.