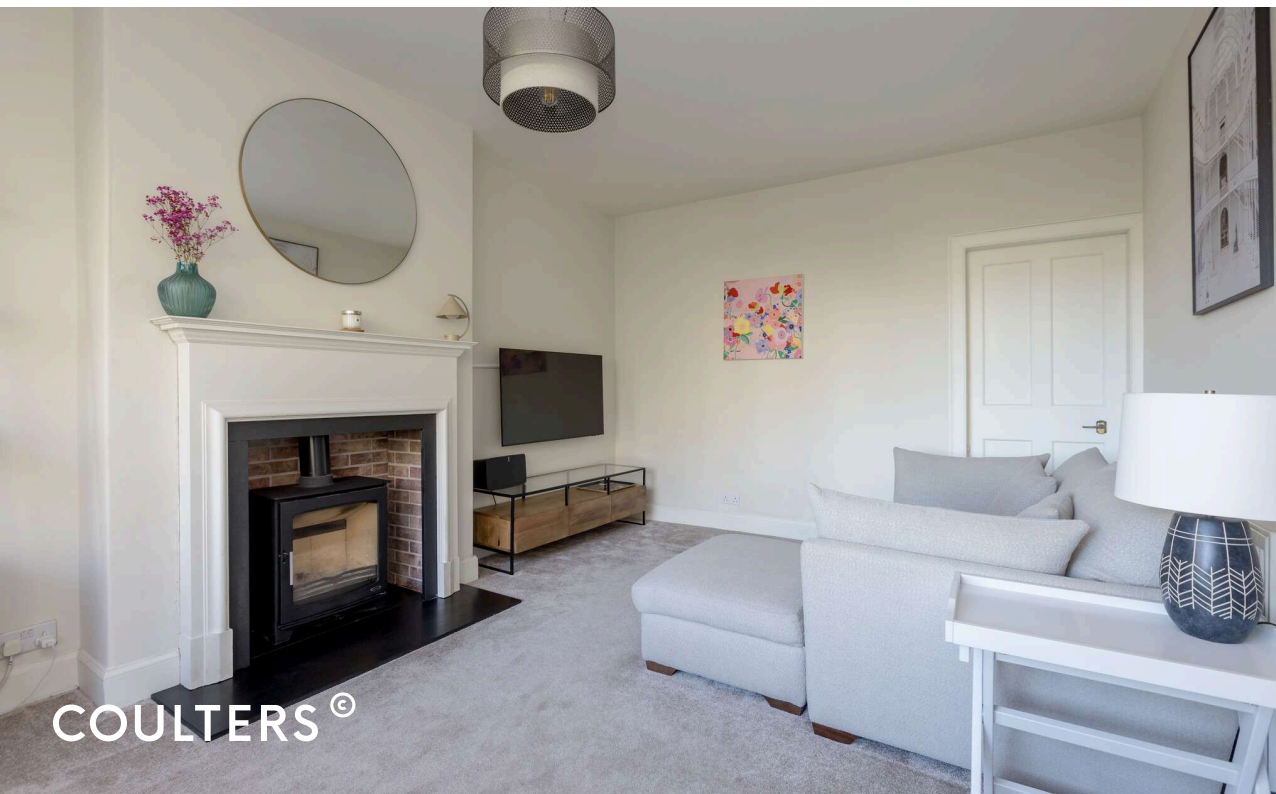


COULTERS®

108 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

108 Bellevue Road is an immaculate, beautifully presented two bedroom semi-detached house, occupying a corner position in the popular residential area of Bellevue. The property has been lovingly upgraded by the current owners, decorated in a soft, sophisticated colour palate to create warm and welcoming spaces throughout the home.

The delightful bay windowed sitting room has a lovely log burner creating a cosy focal point in the room, with soft fitted carpet underfoot.

KEY FEATURES



Immaculately presented semi-detached house.



Two beautiful double bedrooms.



Large front garden with fruit trees and enclosed private paved rear garden.



Private driveway.



Located in the highly sought after area of Bellevue within walking distance of the city centre.



An array of local amenities, independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - E



To the rear is a modern fitted kitchen with views towards the rear garden with ample space for a table and chairs. The kitchen appliances comprise; gas hob, electric double oven, extractor hood, washing machine and fridge/freezer.

There is direct access to the rear garden and a handy storage cupboard is also located here.

On the first floor are two very appealing double bedrooms, both with soft fitted carpet. Double bedroom one benefits from a press cupboard, whilst there are some engaging views towards Calton Hill and the St James Centre from double bedroom two.





CONTINUED...

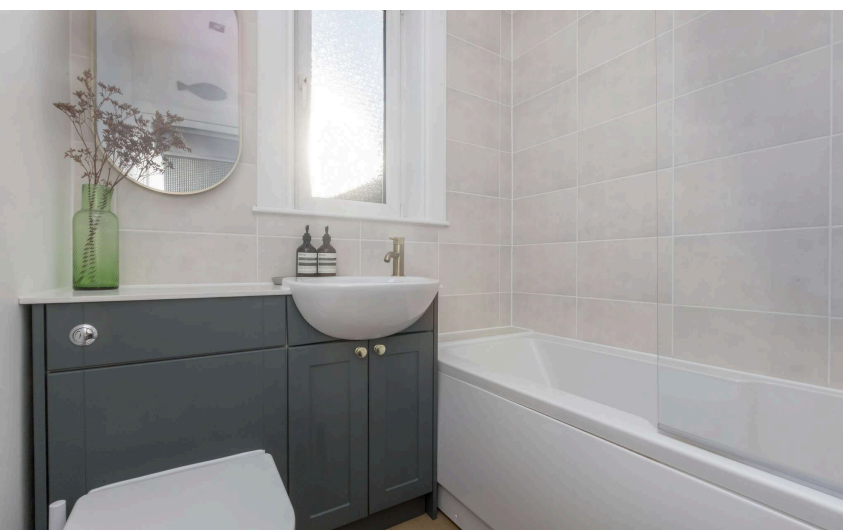
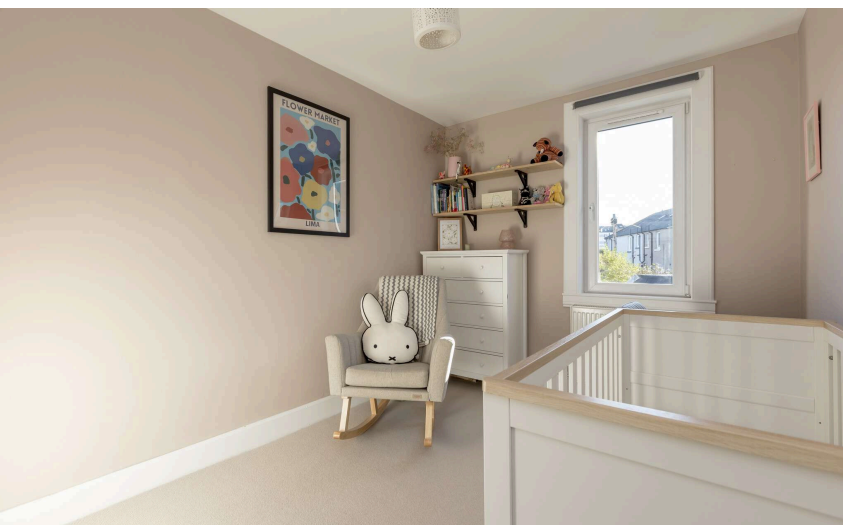
The stylish bathroom has a bath (with a mains powered rainfall shower over), WC and wash hand basin, completing the internal accommodation. Hot water and heating are provided by a gas combi boiler and gas central heating.

Externally there is an extensive, enclosed front garden mainly laid to lawn flanked by an attractive mix of established trees and bushes for privacy.

There is also a driveway providing off-road parking.

To the rear the garden has been conveniently paved and has spaces to enjoy the sun into the evening. A practical, good sized external store is also located here.







P
Mon - Fri
9.30 am - 9.30 pm
Permit holders only
Pay at machine
→
Display ticket
Max stay 4 hours



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

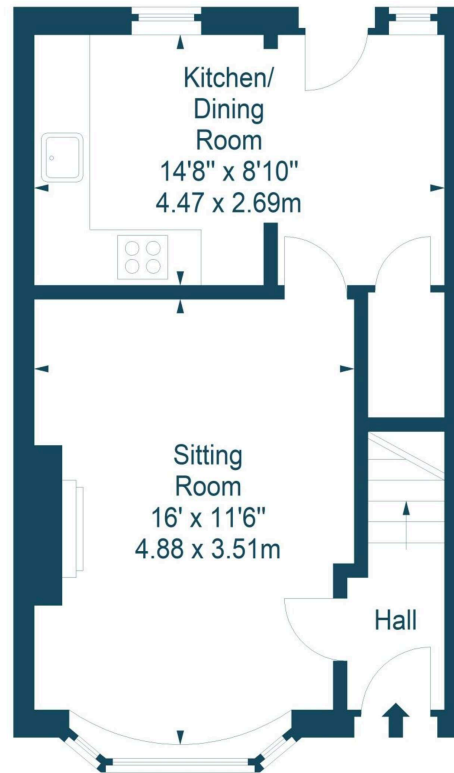
All light fittings, fitted flooring, integrated kitchen appliances, washing machine and garden store are included in the sale price.

HOME REPORT VALUATION: £380,000

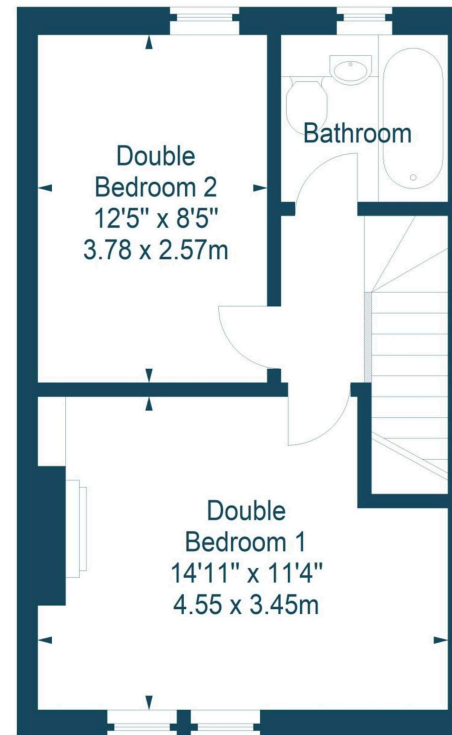
Bellevue Road,
Edinburgh,
Midlothian, EH7 4DE



Approx. Gross Internal Area
722 Sq Ft - 67.07 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



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.