

WEST END

FLAT 1, 31 BELFORD ROAD  
EH4 3BP



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EPC RATING: C

OFFERS OVER £225,000



## STYLISH ONE BED PIED A TERRE IN STUNNING DEAN VILLAGE SETTING

Located in the heart of the historic Dean Village is this superior one bed ground floor apartment in a traditional stone built period property. Recently upgraded with a contemporary fitted kitchen with island & breakfast bar, open plan to the sitting/dining area, good sized double bedroom with a wide range of fitted storage, a trendy shower room and access to well maintained communal gardens on the banks of the Water of Leith. A short stroll from the West End, Princes Street and the financial district and a wide array of amenities, this superb property would suit first time buyers, professionals or investors alike.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

#### PROPERTY DESCRIPTION

- Hallway with entryphone, leading to all rooms
- Open plan kitchen with excellent range of white kitchen units, appliances and a useful island with breakfast bar, leading to comfy sitting room with wall mounted TV and space for dining table – great for entertaining
- Double bedroom with excellent range of bespoke fitted wardrobes
- Modern shower room with walk in shower (heated douche), sink unit, wc & underfloor heating
- Gas central heating from combi boiler located in the sitting room/kitchen (updated 3 years ago) with designer radiators
- Traditional timber single glazed sash & case windows with the rear window

- fitted internally with secondary glazing
- Various areas of communal garden ground to the rear, including a lawned area and bridge, together with access to shared garden ground bordering the Water of Leith
- On street permit parking
- Factor fee of £75 per quarter payable to Curb to cover block buildings insurance and maintenance of the building & grounds

#### AREA

Belford Road is located in the picturesque Dean Village area of Edinburgh, beside the Water of Leith and near to the beautiful Scottish National Gallery of Modern Art. Just a short stroll to the West End with its wide array of coffee shops, well-renowned restaurants, bars, supermarkets, retail outlets, Haymarket Station, gyms & Drumsheugh Swim Baths. The apartment is also just a short walk to the extensive amenities of Princes Street and the financial district. A lovely walk along the Water of Leith leads you to trendy Stockbridge with its village atmosphere. The flat is also well served for transport links including trains, trams and buses providing direct links into and out of town. There is also easy access out to the City Bypass and the motorway network beyond.

#### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

#### HOME REPORT VALUATION

£235,000

Sitting/kitchen/dining room 15'7 x 12'9 (4.75 x 3.89m)  
Bedroom 1 9'11 x 9'7 (3.02 x 2.92m)

Belford Road,  
Edinburgh,  
Midlothian, EH4 3BP



Approx. Gross Internal Area  
365 Sq Ft - 33.91 Sq M  
For identification only. Not to scale.  
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#### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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