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1/2F1 Melgund Terrace

BELLEVUE, EDINBURGH, EH7 4BU



1, 2F1 MELGUND TERRACE

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Bellevue is an exclusively residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties.

Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street.

Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street. Either of these locations are well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity.

For those who enjoy open air recreational facilities, the Royal Botanic Gardens is only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the I heart of the city. Throughout the city centre, but more especially around Lothian Road and the West End, is a wide variety of formal entertainment facilities. At Lothian Road is the Usher Hall, a variety of theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs.



THE INTERIOR

An excellent opportunity has arisen to acquire this highly desirable 3 bedroom second floor flat, well situated within the popular Bellevue area of Edinburgh. Viewing of this property is highly recommended and makes for an excellent buy-to-let opportunity.

Internally this accommodation is in excellent decorative order, having recently undergone full renovation approx. August 2015, while briefly comprising; entrance hallway including a large shelved storage cupboard and an Edinburgh Press, a bright and spacious sitting room with a large bay window, a feature open fire including surround and beautiful cornicing, a modern kitchen/diner benefiting

from an integrated ceramic 4 hob/oven, extractor hood, dishwasher, washing machine, fridge/freezer and two large pantries, a spacious double bedroom with a further bay window, a feature open fire including surround, a shelved storage cupboard and further cornicing, two further double bedrooms, one of which has a feature fireplace, a boxroom, providing the option of use as a study or family room and a four piece, partially tiled bathroom, benefiting from a double shower cubicle, hand-head shower, chrome heated towel rail and extractor fan.

Recent renovation works carried out includes; bathroom suite, kitchen, all flooring throughout, as well as full redecoration and restoration of all windows including the restoration of all original

window shutters throughout with the exception of the kitchen/diner, boxroom and bathroom.

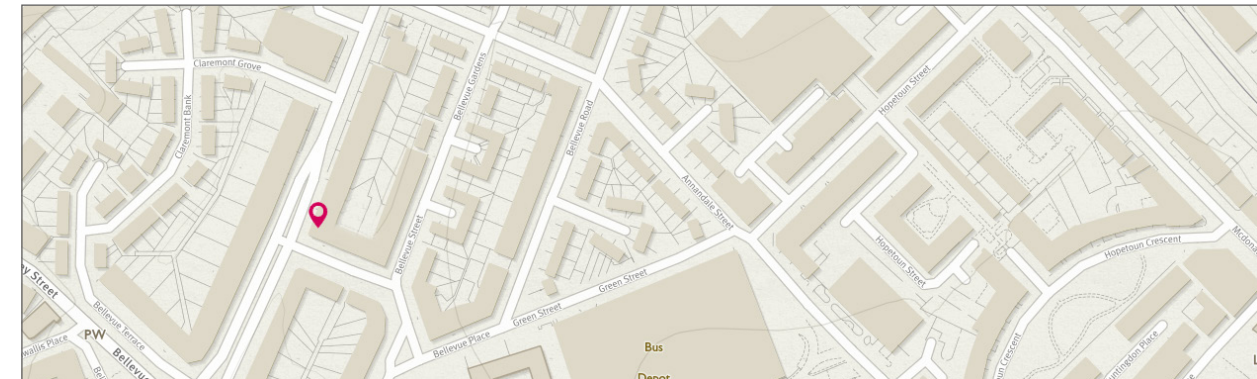
This property also benefits from; secure door entry system, gas central heating, single glazed sash & case windows throughout, a communal garden to the rear of the property, accessed via the stairway as well as more than adequate permit parking available at a small annual fee.

Please note, there is a 0.75%/minimum £750.00 +vat buyers premium payable on this particular property.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.99m (16'4") x 4.26m (14')
Kitchen	4.59m (15'1") x 4.07m (13'4")
Bedroom 1	4.43m (14'6") x 4.28m (14'1")
Bedroom 2	4.37m (14'4") x 4.04m (13'3")
Bedroom 3	2.78m (9'1") x 2.73m (8'11")
Box Room	2.94m (9'8") x 2.84m (9'4")
Bathroom	4.70m (15'5") x 1.46m (4'9")

Gross internal floor area (m²) - 132

EPC Rating - C

Extras
(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.




Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SEAN NICOL
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

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