

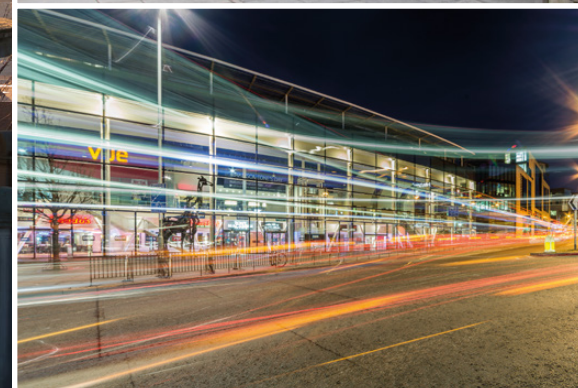



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BELLEVUE, EDINBURGH, EH7 4NA

WELL LOCATED WITHIN THE POPULAR BELLEVUE AREA OF EDINBURGH



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 are 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 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.

An excellent opportunity has arisen to acquire this highly desirable two bedroom flat, making for an ideal city centre home, located within the popular Bellevue area of Edinburgh.

Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway with a cloak cupboard and a shelved storage cupboard. A bright and spacious sitting room with feature gas fire including surround, a bay window, period cornice and built-in shelving and a fully fitted kitchen, benefiting from an extractor hood and under-unit lighting.

There are also two spacious double bedrooms, one of which has a small dressing room, and a large walk-in wardrobe. A storage cupboard which also houses the boiler and a three piece, partially tiled bathroom with overhead shower.

This property also benefits from secure door entry system, single glazed sash and case windows to the rear and double glazed windows to the front, gas central heating, real wood flooring throughout.

There is also a communal rear garden, accessed via the stairway and more than adequate on-street parking, with residents permits available at a small annual fee.

“... AN IDEAL CITY CENTRE HOME, LOCATED WITHIN THE POPULAR BELLEVUE AREA OF EDINBURGH ...”





“... HIGHLY DESIRABLE TWO BEDROOM FLAT ...”



FLOOR PLAN DIMENSIONS & PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	6.38m (20'11") x 3.78m (12'5")
Kitchen	3.22m (10'7") x 2.53m (8'4")
Bedroom 1	4.02m (13'2") x 3.43m (11'3")
Bedroom 2	4.22m (13'10") x 3.07m (10'1")
Bathroom	3.08m (10'1") x 1.40m (4'7")

Gross internal floor area (m²) - 70m²

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.

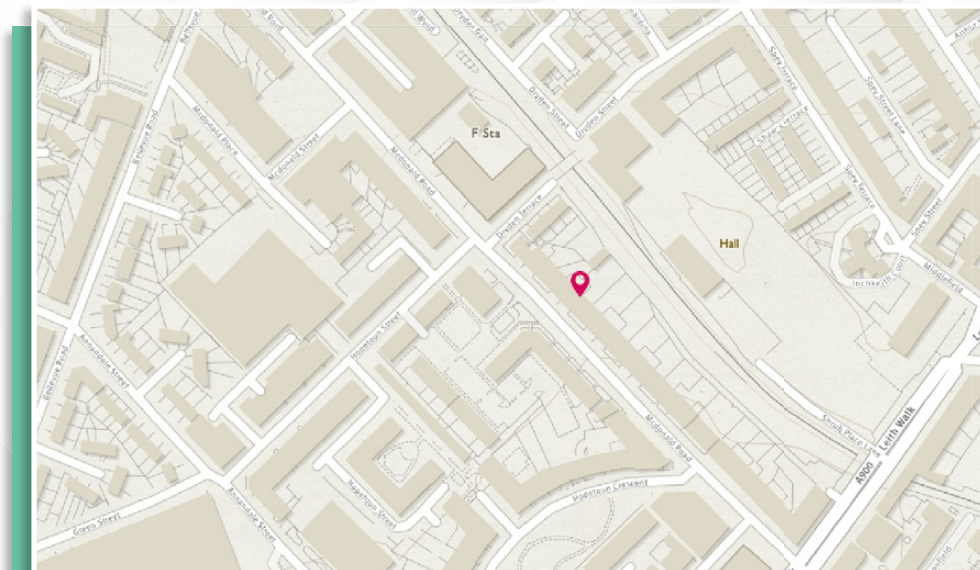


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Text and description
SEAN NICOL
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
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