

4/6 Belhaven Place Edinburgh, EH10 5JN

OFFERS OVER £250,000



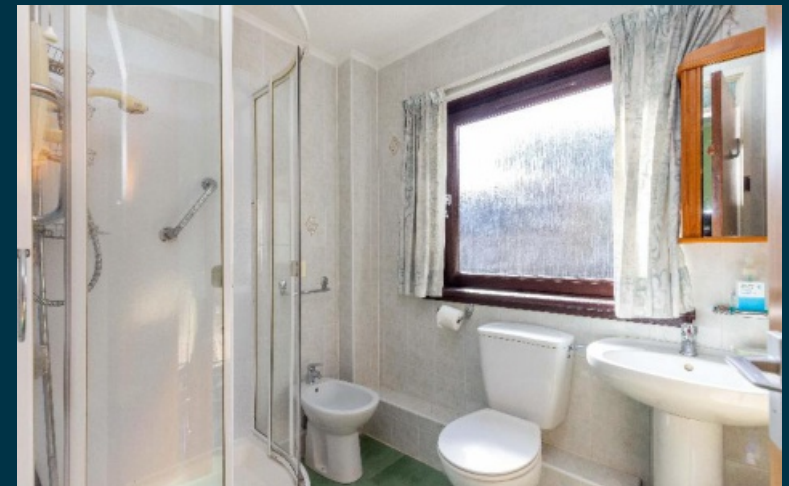
drummondmiller



- Desirable first floor flat close to local amenities
- Ideal for first time buyers and downsizers
- Large triple aspect living room/dining room with peaceful outlook
- Good sized double bedrooms
- Shared communal garden/courtyard
- Private residents parking
- EPC C

Description

This desirable two bedroomed first floor flat forms part of a 1980s development, situated in the very popular Morningside, Edinburgh. The property is located to the front of the building with a north easterly aspect. It has a welcoming reception hall incorporating three large storage cupboards. The accommodation is spacious (70sqm) and comprises of a fitted kitchen with ample storage, two double bedrooms, one of which has an integrated wardrobe, bathroom with shower cubicle and larger than average sized living room/dining room which benefits from a triple aspect window. Gas central heating and double glazing is fitted throughout.





Management

Trinity Factors manage the development (approximately £800 annually). It is for the owner to organise their own buildings insurance.

Gardens and Parking

The sheltered landscaped communal gardens provides bench seating and flower borders. There is 7 public spaces just inside the entrance gate and ample restricted on street parking outside the gates on Belhaven Terrace & Balcarres Street.

Windows and Heating

The windows are double glazed throughout. The property benefits from gas central heating. The boiler was replaced in Nov 2024 with a 10 year manufacturer's warranty.

Location

Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A702, A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Blackford or Braid Hills, local nature reserve the Hermitage of Braid and a short 10 minute drive up the Pentland hills Regional Park.

Valuation

The property has been valued by surveyors at £260,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

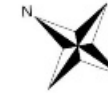
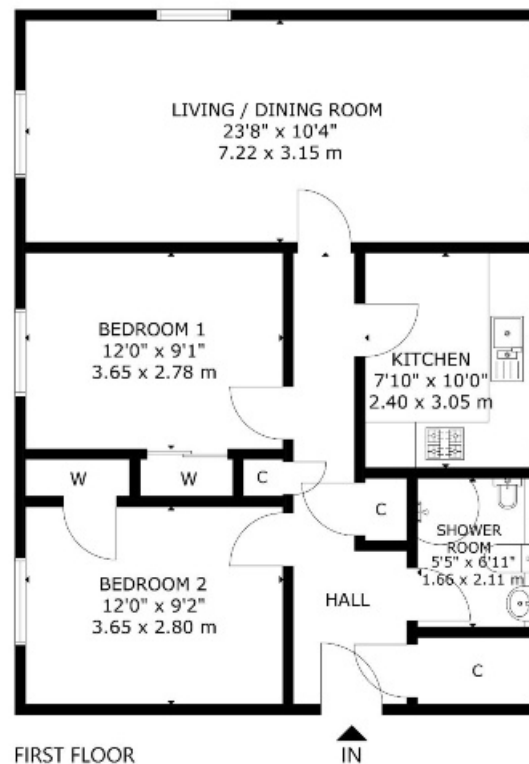
The property lies in Council Tax band E and has a C rated Energy Performance certificate.

Extras

The sale price includes all the kitchen appliances/whitegoods and all fitted carpets and curtains.

Viewing

By appointment telephone Agents on 0131 229 3399.



4/6 BELHAVEN PLACE, EDINBURGH, EH10 5JN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 755 SQ FT / 70 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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