

17 BELLEVUE STREET

New Town, Edinburgh, EH7 4BX



PROPERTY NAME

17 Bellevue Street

LOCATION

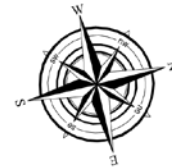
New Town, EH7 4BX

APPROXIMATE TOTAL AREA:

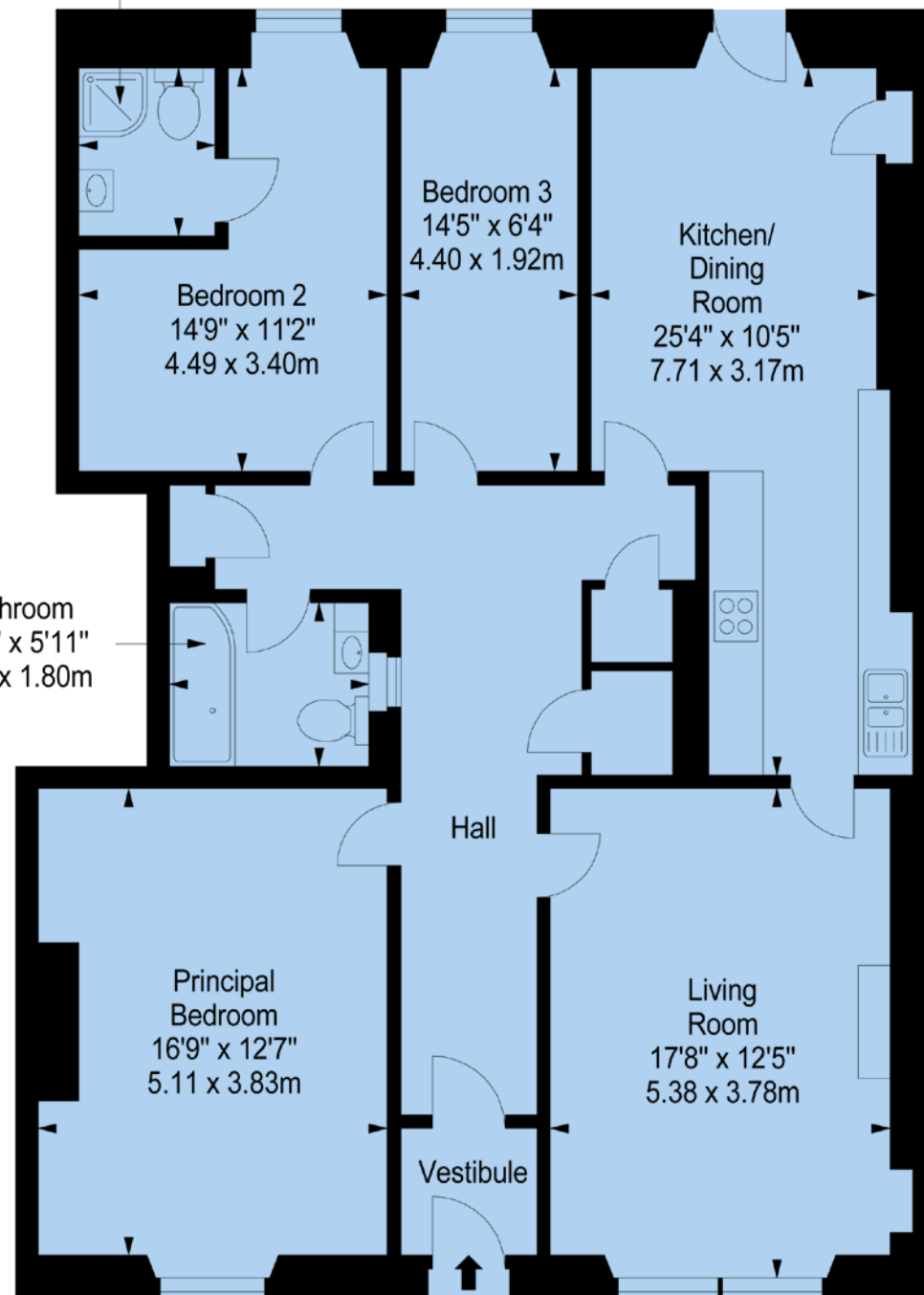
118.7 sq. metres (1277.7 sq. feet)

● GROUND-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



En-suite
5'11" x 4'9"
1.81 x 1.45m



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Offering bright and spacious accommodation in one of the most sought-after locations in Edinburgh city centre.
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Brightened by light decoration and textured with a walnut wood floor, the living room has a cheerful aesthetic that is inviting and homely
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The kitchen/dining room has expansive proportions to provide ample room for a table and chairs, with a glazed door that opens out into the communal rear garden
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The property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer





MAIN-DOOR APARTMENT

An exclusive

This main-door ground-floor apartment forms part of a beautiful Georgian building, situated in Edinburgh's highly prestigious New Town conservation area, close to the very best of the city centre and all it offers. The elegant home enjoys all the benefits of traditional architecture – the large rooms with high ceilings and period details – in addition to modern interiors that are sympathetically styled to complement the historic character of the property. Furthermore, the three-bedroom home has a stylish kitchen and two washrooms, as well as private and communal gardens and access to controlled parking. It is an exceptional city residence in a highly sought-after location, and it is sure to be in very high demand amongst a diverse range of buyers.

GENERAL FEATURES

- Ground-floor apartment with spacious rooms
- Forms part of a beautiful Georgian building
- In the prestigious New Town conservation area
- Sympathetic modern interiors with period details
- Finished to high standards throughout
- EPC Rating - E | Council Tax band - D

ACCOMMODATION FEATURES

- Traditional vestibule and hall with storage
- Living room with focal-point fireplace
- Kitchen/dining room with garden access
- Two spacious double bedrooms
- Third versatile bedroom/home office
- On-trend en-suite shower room
- Family bathroom with overhead shower
- Double-glazed windows throughout
- Underfloor heating in many of the rooms

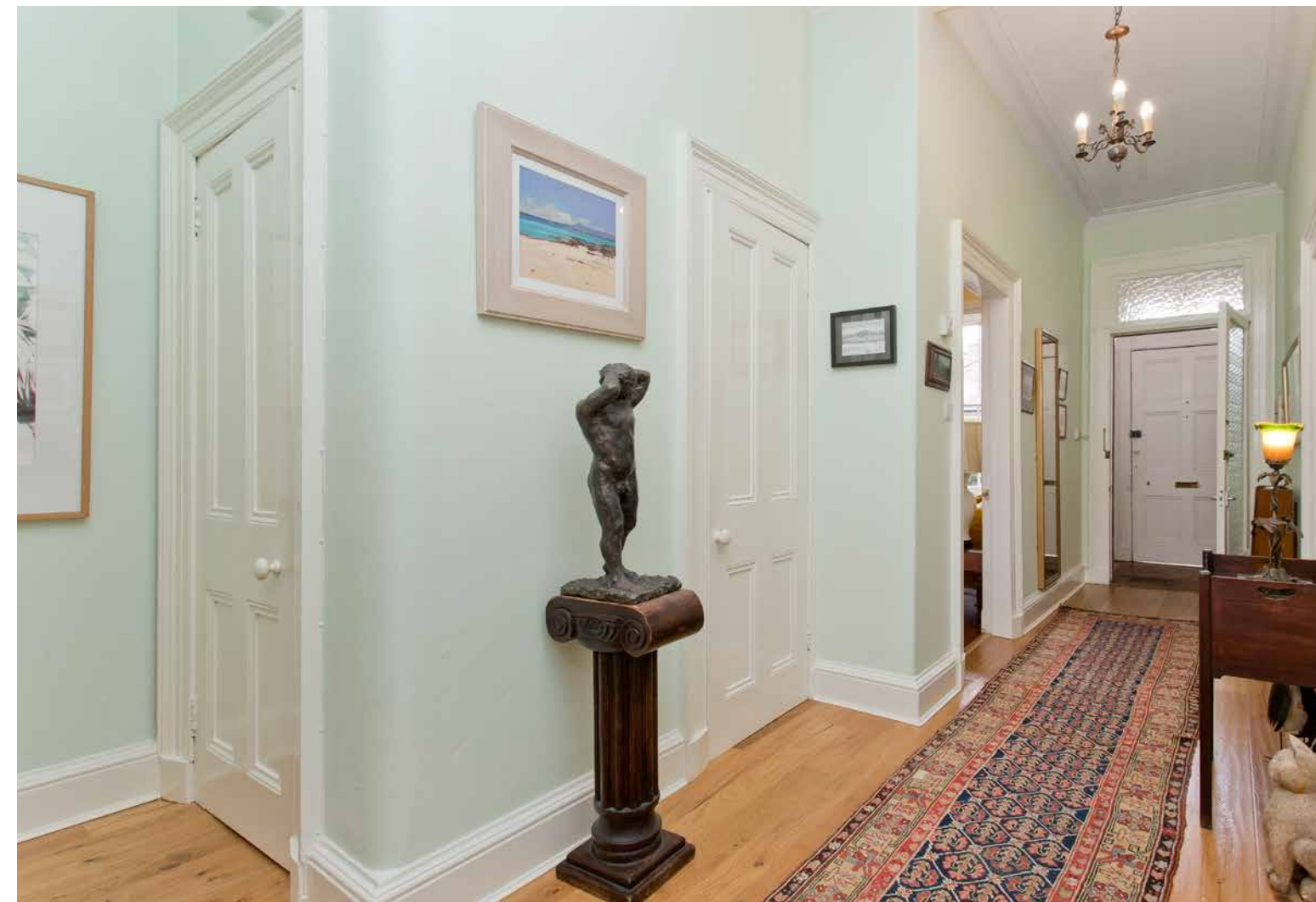
EXTERIOR FEATURES

- Low-maintenance private front garden
- Private lockable bike/tool shed
- Double-width communal rear garden
- Controlled permit parking (Zone N1)



A stylish **CITY HOME**

17 Bellevue Street catches the eye with its Georgian façade and private front garden, shielded by established hedgerows for privacy. Stepping inside, the home's private front door opens into a traditional vestibule, leading through to a central hall. Characterised by light neutral décor and a solid oak floor, it provides an excellent first impression and generous built-in storage.



INVITING HOMELY





Brightened by light decoration and textured with a walnut wood floor, the living room has a cheerful aesthetic that is inviting and homely. It enjoys a spacious footprint for comfy lounge furniture and twin windows for a light-filled ambience, complete with a charming window seat with storage set below. The room has a shelved recess for display items and it is framed by a fireplace with a handsome surround, forming an eye-catching focal point for the arrangement of sofas.



UNDERSTATED *elegance*



Laid with oak flooring, the kitchen/dining room has expansive proportions to provide ample room for a table and chairs, conveniently set by a press cupboard and a glazed door that opens out into the communal rear garden. The kitchen itself features a stylish Shaker-inspired design. It has generous cabinet storage (in white), alongside downlit worksurfaces that are framed by on-trend splashback tiles. It is a sophisticated look, which is further heightened by integrated appliances for that highly desirable seamless finish.



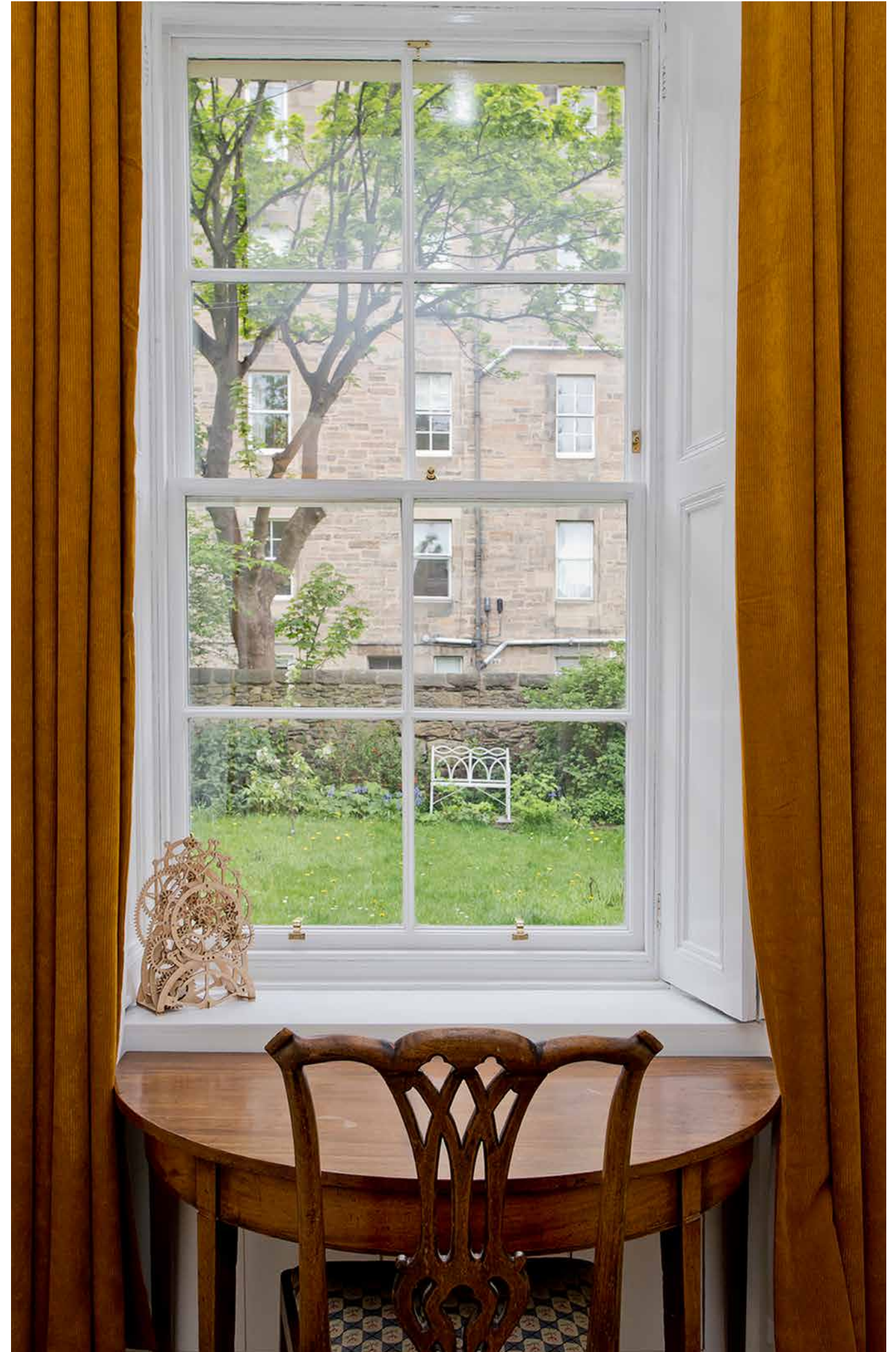


LIGHT AIRY

The three bedrooms all adhere to the same high standards of the interiors, enjoying modern styling that complements the home's historic character. The principal bedroom particularly stands out with its neat picture rail and elaborate cornice work, accentuating the high ceiling. This room has generous proportions too, accommodating a wide choice of bedside furnishings.

Flexible space for creative use

Similarly, the second bedroom is also a large double as well – one that enjoys the added benefit of an en-suite shower room. Whilst bedrooms one and two are softly carpeted, the third bedroom is laid with an easy-to-maintain floor, offering a flexible space for creative use as showcased by its current arrangement as a home office.





On-trend **WASHROOMS**

The family bathroom has a fashionable aesthetic, combining sky-blue décor with first-rate tile work. It is equipped with a quality three-piece suite, comprising a toilet, a storage-set washbasin, a downlit mirrored vanity unit, and a double-ended bathtub with overhead shower. Of an equally high standard, the second bedroom's en-suite shower room has an on-trend design, enveloped in metro-style wall tiles. It has a toilet, a washbasin, a towel radiator, and a walk-in rainfall shower. The property has double-glazed windows throughout and it has underfloor heating in the hall, living room, kitchen/dining room, bedroom three/office, bathroom, and en-suite.



Summer ENJOYMENT

In addition, to the private front garden (which has a lockable bike/tool shed), the home has direct access to a double-width communal rear garden that is fully enclosed and laid with a large lawn. Fringed by mature planting, it is a delightful space for summer enjoyment, especially as it catches lots of afternoon sun. Conveniently, residents also have access to controlled permit parking (Zone N1) – a useful feature in the city.

Extras: all fitted floor coverings and integrated kitchen appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.






17 BELLEVUE
STREET

New Town

Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance.



On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern

Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.



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