



28 Claremont Bank,  
Bellevue, EH7 4DR

**Deans**   
Solicitors & Estate Agents LLP



## END-TERRACED HOUSE

- Sitting Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Cellar Room, Workshop & Store
- Private Front & Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating - C



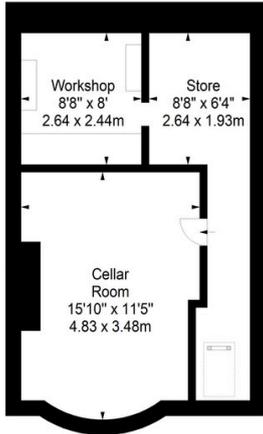
This bright and well-proportioned end-terraced house is quietly positioned in a highly sought-after location in Bellevue, close to Edinburgh city centre. There are convenient amenities nearby including shops, cafes, bars and restaurants and Stockbridge, Inverleith Park and the Royal Botanic Gardens are within walking distance. The city centre is also easily accessible with the new St James Quarter offering a range of high street retailers, restaurants and entertainment facilities. The accommodation would benefit from modernisation and comprises; bay-windowed sitting room, dining room, separate kitchen, two good-sized double bedrooms and bathroom. The basement floor offers a spacious cellar room, workshop and large store. There is excellent potential to extend, subject to the relevant local authority permissions being obtained. There is a large, sunny private garden to the rear and further garden areas to the side and front. On-street permit parking is available in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, hood, fridge-freezer, washing machine and lightshades. All included appliances are sold as seen with no warranty provided.



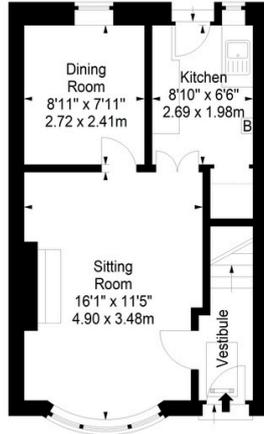
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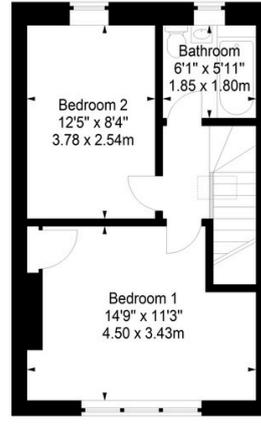
Approx. Gross Internal Area  
722 Sq Ft - 67.07 Sq M  
Workshop, Store & Cellar Room  
Approx. Gross Internal Area  
357 Sq Ft - 33.17 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Basement



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

**0131 667 1900**

mail@deansproperties.co.uk

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