

8/3 Bellevue Crescent, New Town, Edinburgh, EH3 6ND



Description

Bellevue Crescent is a rare opportunity to purchase a generously proportioned A-Listed top floor Georgian flat on a picturesque tree lined Crescent set on the east end of Edinburgh's New Town - a UNESCO World Heritage Site. Rich in key original period features, the property boasts classical high ceilings, sash and case windows, working shutters, ornate fireplaces and stripped floorboards. The property further benefits from a large attic storage area with Velux roof lights which can be accessed via an internal staircase within the hallway.

- Impressive shared entrance and stairwell with secure entry system
- Expansive south-facing living room with adjoining dining room/ snug lounge
- Well equipped kitchen
- Two spacious double bedrooms
- Bathroom consisting of a white three piece suite having a shower over the bath
- Generous front attic with a landing and two large separate areas, each with Velux windows
- Excellent storage, with multiple cupboards and a large rear attic
- Bellevue Crescent shared gardens on the doorstep
- On street permit parking

Extras

The oven, hob, cooker hood, dishwasher, fridge/freezer, washing machine and tumble dryer are included. For the avoidance of doubt, the light fittings are not included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.

EPC Rating: E

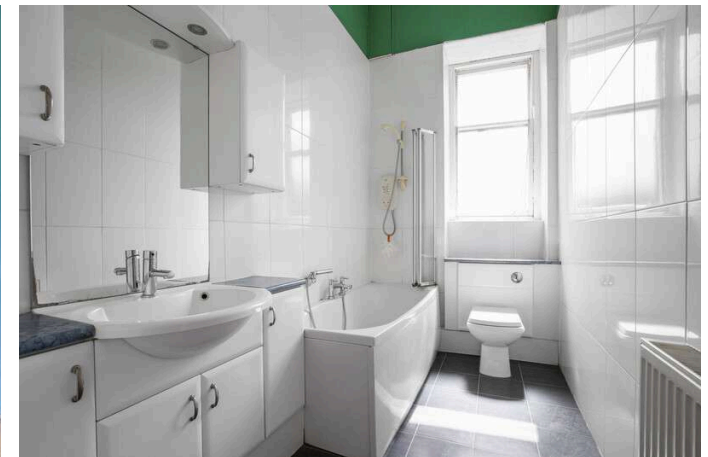
Price and Viewing

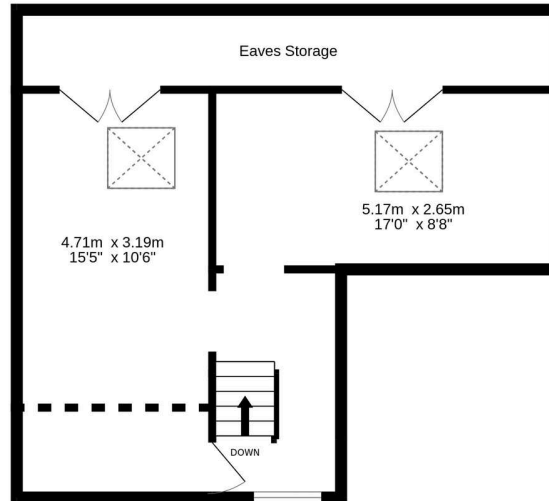
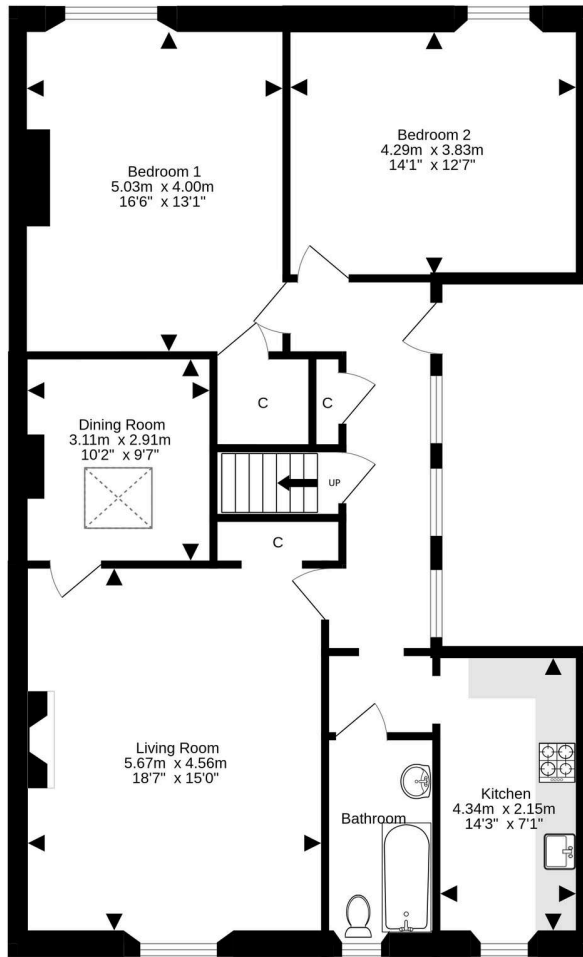
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Bellevue Crescent enjoys a prime position in Edinburgh's New Town and is within walking distance of Stockbridge, the bustling Broughton Street and Edinburgh's City Centre with its fabulous shopping, dining, and cultural attractions. Picturesque green spaces are a short walk including George V Park with Inverleith Park and The Royal Botanic Garden in easy reach. Recreational opportunities include those at Tribe Yoga, Bannatyne's Health Club, Drummond Tennis Club, and Glenogle Swim Centre. Due to its enviable location, there are fantastic bars and restaurants right on the doorstep. High-quality artisan retailers, coffee shops and delicatessens can be found in the locale such as Di Georgio's Caffe in Canonmills, Caffeine on Dundas Street, and The New Town Deli on Henderson Row. Daily shopping needs are met with Margiotta Food and Wine on Dundas Street as well as a Tesco Supermarket at Canonmills and a Waitrose at Comely Bank. Excellent schools in both the state and private sectors are easily accessible. The property's central location means it enjoys excellent transport links with regular buses to the city centre and beyond. Edinburgh Waverley Train Station can be reached by bus or is a pleasant twenty-minute walk, as is Edinburgh Bus Station and the tram system with efficient links to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

