

31/2 BELFORD ROAD
DEAN VILLAGE, EDINBURGH, EH4

CURRAN & CO
PROPERTY



31/2 BELFORD ROAD
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OFFERS OVER £230,000



'31/2 Belford Road is a newly refurbished ground floor flat, forming part of a traditional stone-built tenement building situated in Edinburgh's iconic Dean Village'

- Newly Refurbished Throughout
- Spacious Living / Dining Room
- Modern, Well-equipped Kitchen
- Double Bedroom with Sizeable Built-in Wardrobe
- Contemporary Shower Room
- Gas Central Heating and Sash & Case Windows
- Shared Garden & Zoned Permit Parking
- Exceptionally High-quality Fixtures & Fittings



Description

31/2 Belford Road is a newly refurbished one bedroom ground floor flat, forming part of a traditional stone-built tenement building situated in Edinburgh's iconic Dean Village. Boasting an exceptionally high-quality finish throughout, the property is of walk-in condition and located a short walk from both the city centre and scenic Water of Leith Walkway.

Entered through the well-maintained communal hall via a secure door entry system, the accommodation comprises: entrance hall with sizeable storage cupboard; living room with ample space for a dining area; modern kitchen with base and wall-

mounted units fitted with LED lighting, integrated fridge/freezer, electric oven, ceramic hob, extractor hood, dishwasher and washing machine; generously-proportioned bedroom with expansive fitted wardrobe and pleasant views of Dean Village; and contemporary shower room with frameless glass enclosure, rainfall shower with separate head, LED mirror, fitted storage and heated towel rail.

Further benefits of this property include gas central heating via a newly installed combi boiler, sash & case windows, engineered hard wood flooring throughout (excluding the tiled shower room), and high-quality

fixtures and fittings.

Externally there is a shared garden to the rear and side of the building, and zoned permit parking to the front.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band C.

Viewing

Viewing is by appointment. Please contact our office to arrange.





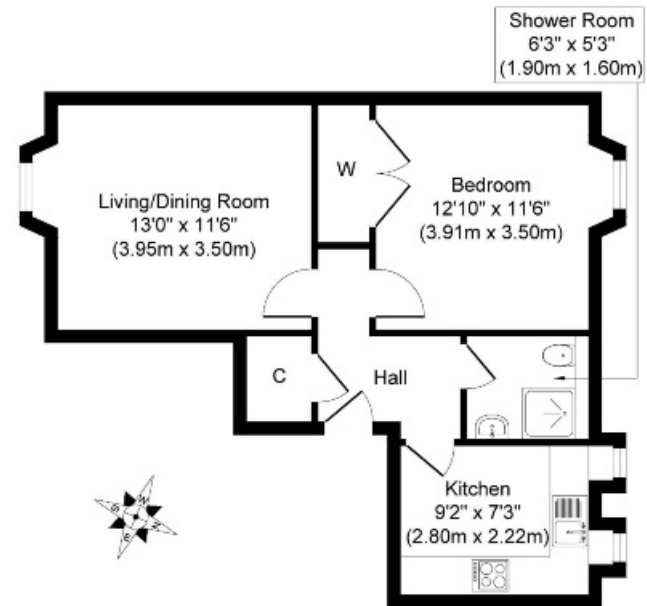
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Approximate Floor Area
431 sq. ft
(40.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.