



boyd property

6 Bellevue Gardens
EDINBURGH | EH7 4JX

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Description

Boyd Property are delighted to bring to the market this warm, welcoming semi-detached house, located within a cul-de-sac of residential properties within walking distance of the city centre. The property has recently been refurbished throughout and is in move-in condition. The accommodation briefly comprises a welcoming entrance hall, a bright lounge, a modern fitted with kitchen with door giving direct access to the rear garden. A carpeted staircase leads to the first-floor landing which gives access to two good sized double bedrooms and a contemporary bathroom. The property further benefits from gas central heating, double glazing, good storage facilities, private gardens to the front and rear and a driveway to the front provides ample off-street parking.

Location

Bellevue Gardens is within walking distance of the city centre. Multrees Walk, Harvey Nichols, John Lewis and the fashionable boutique shops of George Street are within easy walking distance. Nearby Broughton Street also offers an excellent array of smaller shops, restaurants and bars. It is strategically located for access to Waverley train station, the Edinburgh tram service and the city's Financial District, as well as a variety of cultural venues including the Playhouse Theatre, the Omni Centre and many art galleries. Tesco supermarket, numerous cafés and bars and a grocery store are close by at Canonmills. The property falls within the catchment area of St Mary's Primary School and Broughton Primary school, whilst a number of excellent independent schools including The Edinburgh Academy, Fettes College, Stewart's Melville College and Mary Erskine's School are within easy reach.

Extras

All fitted floor coverings and integrated kitchen appliances.



Features

- Entrance hall
- Lounge
- Kitchen
- Upper landing
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Good storage facilities
- Private gardens to front & rear
- Driveway



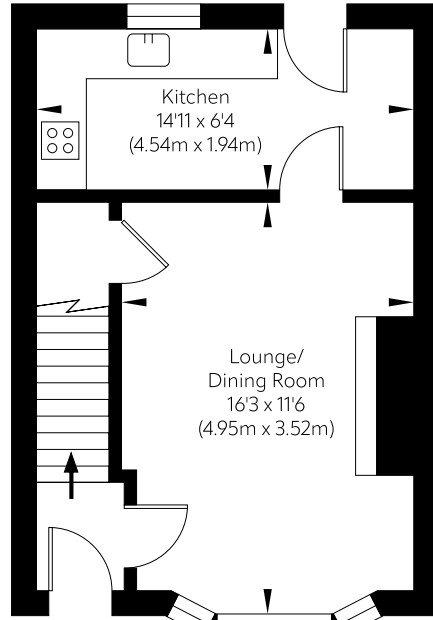
“ A warm, welcoming semi-detached house, located within a cul-de-sac of residential properties within walking distance of the city centre. ”



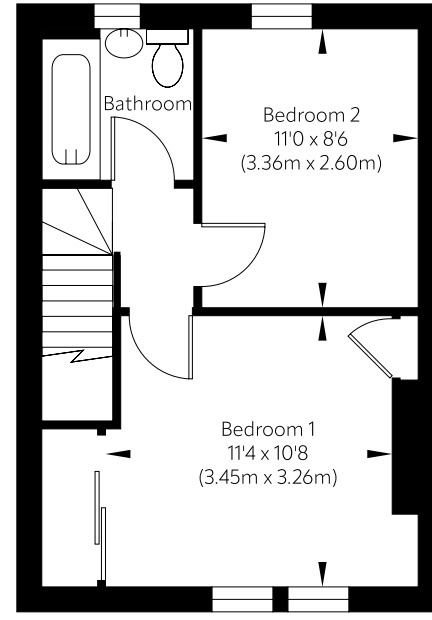
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Approx. Gross Internal Floor Area 61.64 Sq M / 663 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk



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