

1/3 Bellfield Lane
Edinburgh, EH15 2BL

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"1/3 Bellfield Lane is a delightful two bedroom basement flat forming part of a traditional tenement"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED REAR GARDEN
- ON STREET PARKING
- CLOSE TO BEACH
- GOOD LOCAL AMENITIES





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

1/3 Bellfield Lane is a delightful two bedroom basement flat forming part of a traditional tenement situated a few minutes-walk from Portobello beach. The property, which has been finished to a high standard offers a generous living space.

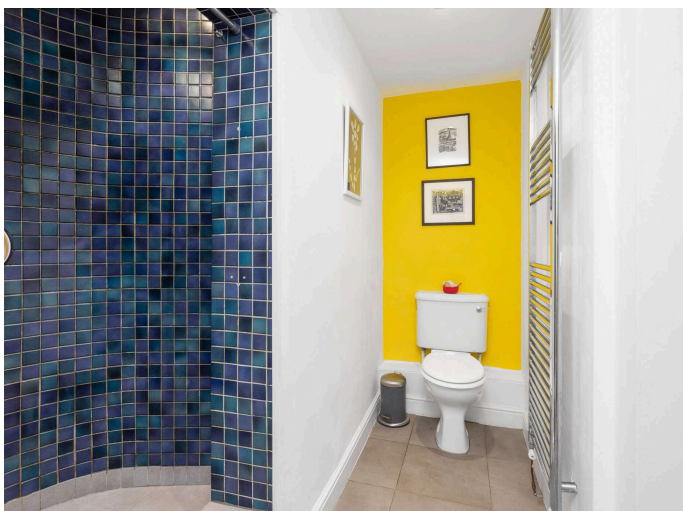
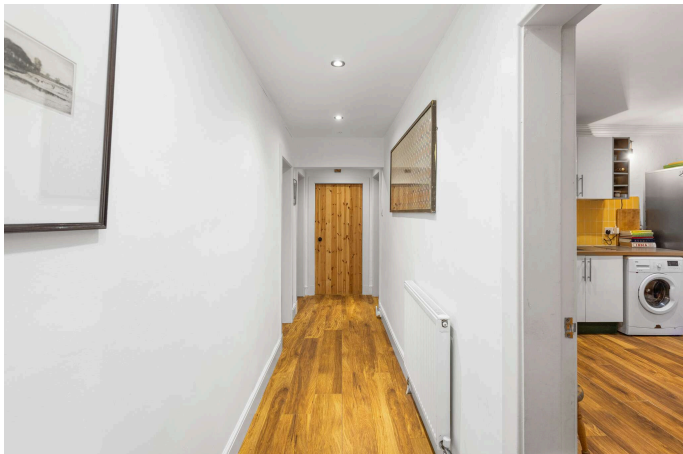
Accommodation comprises: good sized kitchen/dining room, inner hall with large cupboard; stylish living room with feature fireplace and multi-fuel burning stove; two spacious double bedrooms and quirky shower room.

Further benefits include gas central heating, double glazing, shared rear garden, external storage cupboard, garden shed and on street parking.

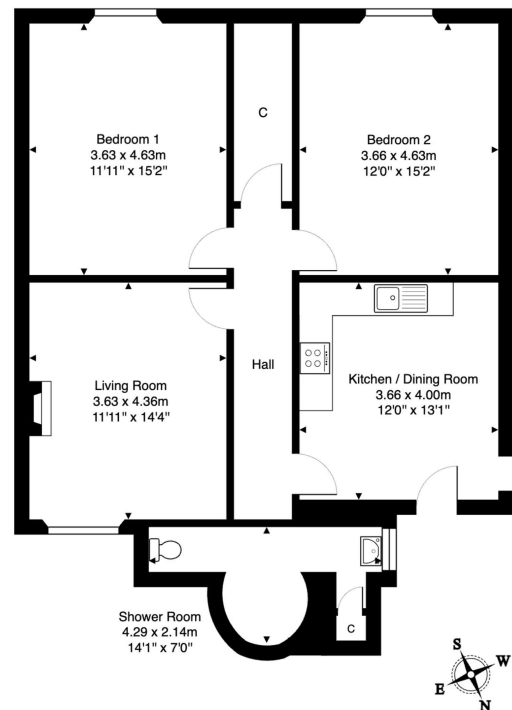
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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