

**21 Bellfield Street**  
**EDINBURGH, EH15 2BR**

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# *"Bellfield Street is a bright and exceptionally spacious three bedroom upper villa, situated in the popular Portobello district"*

- ENTRANCE HALLWAY
- LIVING ROOM WITH BAY WINDOW
- DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- STUDY / WALK-IN WARDROBE
- BATHROOM
- GAS CENTRA HEATING
- PRIVATE REAR GARDEN
- UNRESTRICTED ON STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





## 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. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. 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 F, however, please check with the local authority.



## DESCRIPTION

Bellfield Street is a bright and exceptionally spacious three bedroom upper villa, situated in the highly desirable district of Portobello.

The beautifully presented accommodation is offered in move-in condition and comprises: entrance hallway with stair leading to upper landing; well proportioned living room with feature fireplace, bay window allowing natural daylight to flood in and walk-in cupboard off; good sized dining room with two cupboards off; well-equipped kitchen; generous double bedroom 1 with access to study/ walk-in wardrobe; rear facing double bedrooms 2 & 3 and contemporary bathroom with electric shower over bath.

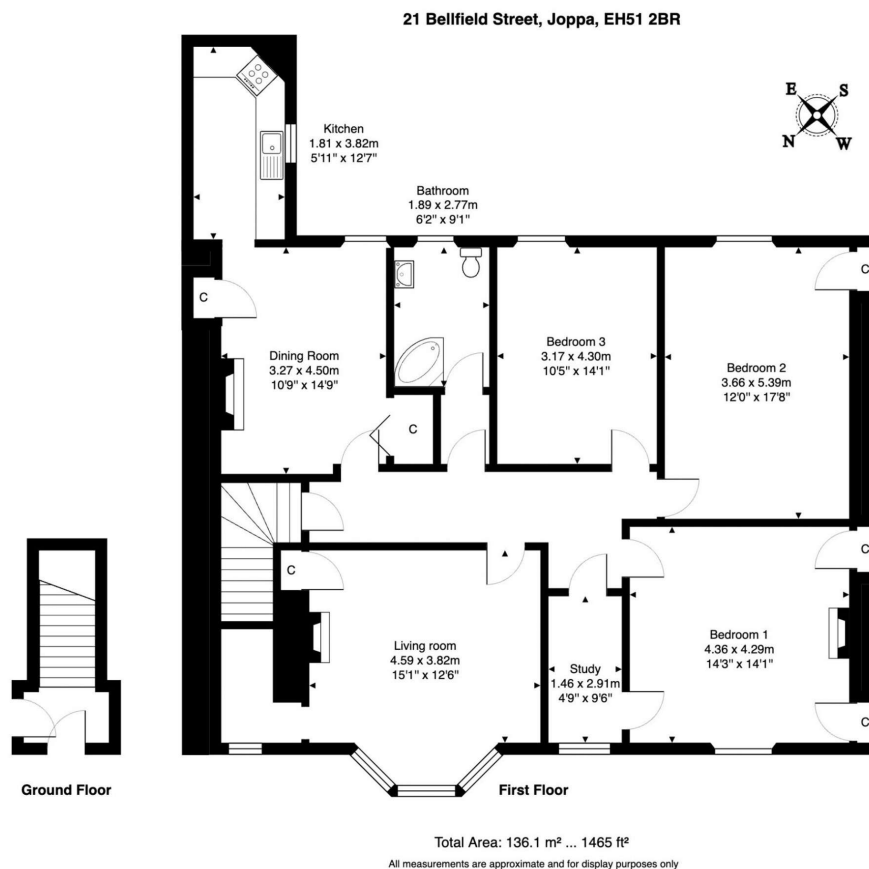
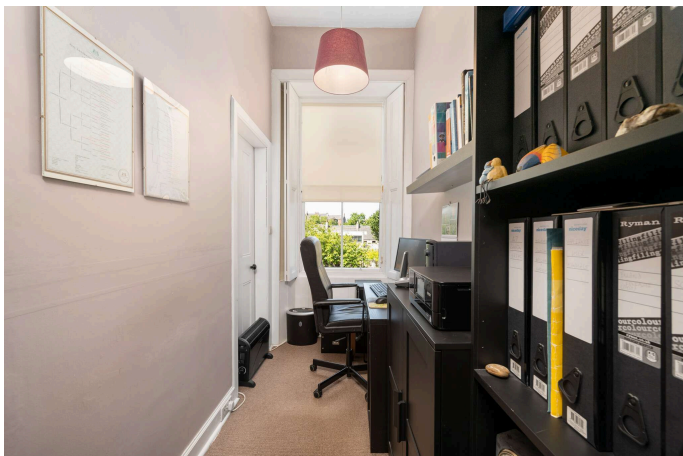
Further benefits include: gas central heating; front garden with mature shrubs and side gate access to beautifully manicured enclosed private rear garden, laid to lawn; unrestricted on street parking; excellent local amenities and great transport links.

## EPC RATING

The energy efficiency rating for this property is band D



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
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**ANNAN**  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

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zoopla

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