



50 East Claremont Street
Bellevue
Edinburgh
EH7 4JR



BELMONT
LET

P
Public
Carriage
50

70

46



Superb and spacious main door ground and garden flat with the added benefit of a private and enclosed garden to the front. The property is located on the edge of the New Town, a UNESCO World Heritage Site in the heart of the City. All the benefits of City Centre living can be enjoyed with a wide range of cultural activities, and a variety of speciality shops, bistros and restaurants located on nearby Broughton Street.

The main shopping and commercial thoroughfares of the recently opened St James Quarter, Princes Street and George Street are close by including Harvey Nichols and John Lewis. In addition there are leisure facilities at the Omni Centre which includes a multi-screen cinema, a Virgin Active health club and various restaurants. The Edinburgh Playhouse theatre is also close by. Locally there is a large Tesco supermarket just a short walk away.



The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway are also nearby and the Scottish Parliament at Holyrood is within a short drive. Well regarded schools in both the state and private sectors are easily accessible. The Edinburgh Cycle path network can be accessed via paths at the end of the street providing access to various parts of the City.

Waverley and Haymarket rail stations and St Andrew Square bus station are all easily accessible with regular bus links throughout the City, and an express bus runs from Waverley Station to Edinburgh International Airport. Trams run nearby also providing excellent access to various parts of the City and the airport.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and excellent storage facilities. The integrated kitchen appliances are included in the sale together with the fold-down bed in the Sitting Room. Other items may be available through separate negotiation.

PROPERTY DETAILS

- Entrance Vestibule with dado rail and cornice.
- Welcoming entrance Hall with staircase to lower level. Built in cupboard. Dado rail.
- Bright and spacious Lounge with twin windows to front. Window shutters. Feature fireplace with period surround and marble insert and hearth. Shelved recess. Decorative cornice and ceiling rose. Dado rail.
- Shelved Study with borrowed light from kitchen.
- Large Sitting Room / Bedroom with window to front. Window shutters. Feature tiled fireplace with marble surround. Large shelved cupboard. Decorative cornice and ceiling rose. The fold down bed is included in the sale.
- Stylish and fully fitted Dining Kitchen with matching wall and base units. Integrated induction hob, oven and grill. Double integrated fridge / freezer. Integrated dishwasher and washing machine. Ample granite work surfaces with integrated sink and drainer. Window to rear overlooking communal gardens. Feature fireplace.
- Large Double Bedroom with window to rear overlooking communal gardens. Window shutters. Tiled fireplace.

- Double Bedroom with window to rear. Window shutters. Feature cast iron fireplace. Cornice.
- Stylish Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet with integrated lights. High level storage space. Extractor.

Garden Level

- Hall with large under stair cupboard. Door to communal stair.
- Games Room / Bedroom with French doors providing direct access to the communal rear garden. Large boxroom with built in cupboards. Shelved recess with cupboard below.
- Two Double Bedrooms with windows to rear.
- Large Gym/Home Cinema suitable for a variety of uses.
- Family Bathroom with four-piece suite comprising jacuzzi bath, wash hand basin, WC and bidet. Built in cupboard. Mirror. Light with shaver point. Extractor.



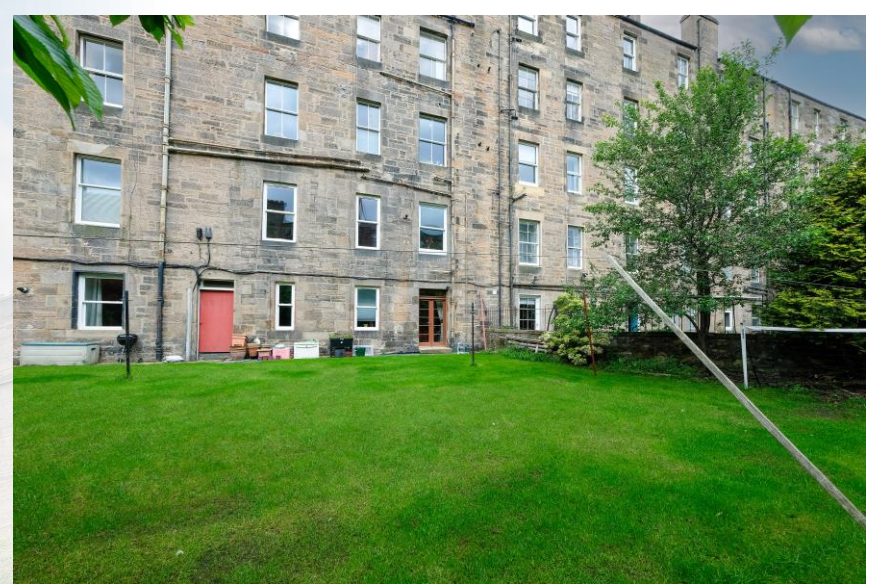
Viewing by appointment on 0131 524 3800











EXTERNAL

The property benefits from a private front garden that has been paved for ease of maintenance.

There is a large and enclosed communal garden to the rear of the property with a large lawn bordered with a variety of established plants, shrubs and trees including fruit bearing trees such as Damson Plum, conference pear, apple and cherry trees. Two large areas of decking with space for garden furniture.

Resident permit parking is available on application to the City of Edinburgh Council

- Energy Efficiency Rating - D
- Council Tax Band - F

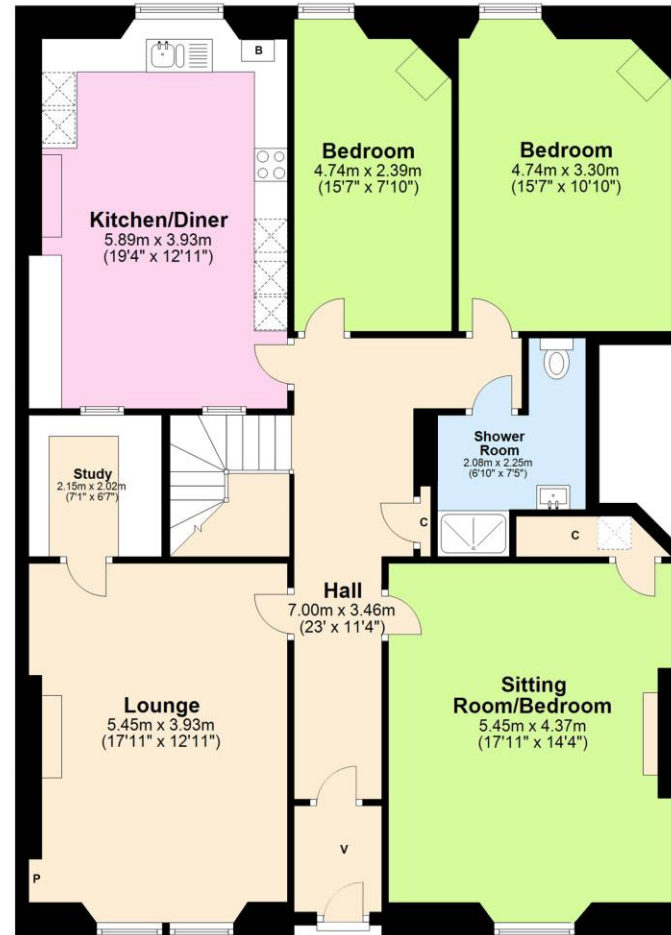
Garden Floor

Approx. 89.8 sq. metres (967.0 sq. feet)



Ground Floor

Approx. 130.0 sq. metres (1399.5 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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