

The background image shows a residential scene. On the left, a stone wall features a white sign that reads 'BELVEDERE PARK' and a smaller sign below it that says 'PRIVATE PARKING RESIDENTS ONLY'. In the center, a semi-transparent white box contains the text '14 Belvedere Park Trinity Edinburgh EH6 4LR'. Behind this box, a multi-story brick building with many windows is visible. To the right of the building, there is a parking area with several cars, including a white car, a dark car, and a red car. A 'NO CALLING ZONE' sign is visible on a pole near the building. The sky is blue with some clouds.

# 14 Belvedere Park

## Trinity

Edinburgh

EH6 4LR

BELVEDERE  
PARK

PRIVATE  
PARKING  
RESIDENTS  
ONLY

















Beautifully presented one-bedroom ground floor apartment in the desirable residential district of Trinity. The property is convenient for regular bus services running to and from the City Centre. The Water of Leith Walkway cycle/pedestrian path is located close to the property and provides access to various parts of the city, including the local park.

The Water of Leith Walkway also provides a pleasant walk both to Canonmills and the fashionable docklands area which provides an excellent choice of bars and restaurants and other leisure facilities. Newhaven Harbour, the Edinburgh Newhaven Sports and Leisure Club, the Royal Yacht Britannia and the Ocean Terminal shopping complex are also close by.



The property is also ideally located for local shops and schooling is well catered for with schools at both primary and secondary level within easy walking distance. The extended tram route has a nearby stop at Newhaven giving quick and direct access to Edinburgh City Centre and the Airport.

Internally the property is in excellent decorative order throughout and benefits from electric heating, double glazing and good storage facilities.

## PROPERTY DETAILS

- Welcoming entrance Hall. Large built-in cupboard providing excellent storage space.
- Bright and spacious Lounge with bi-fold windows opening onto a lovely leafy, and westerly, view. Fitted book cases.
- Contemporary fitted Dining Kitchen with matching wall and base units. Integrated induction hob and oven. Integrated fridge / freezer and slimline dishwasher. Plumbed for washing machine. Ample work surfaces with sink with drainer. Space for dining table and chairs. Window to rear overlooking gardens.
- Generously sized Double Bedroom with window overlooking communal gardens.
- Stylish Bathroom with white three-piece suite comprising bath with shower above and screen, wash hand basin and WC. Base mounted storage units.
- Useful Box Room / Home Office currently used as a home office with bespoke built-in desk but suitable for a variety of uses.



Viewing by appointment on 0131 524 3800















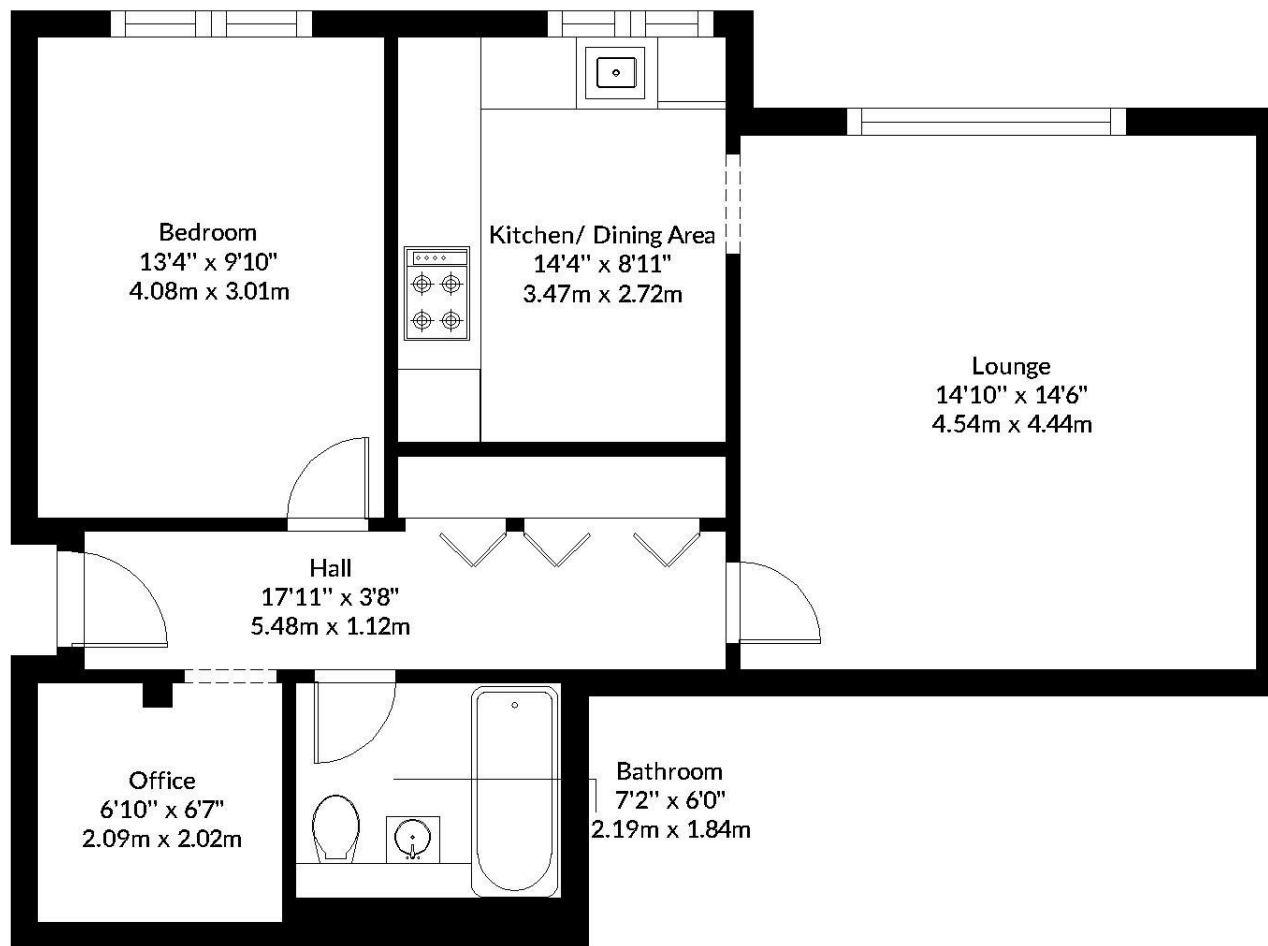
## EXTERNAL

The development features well maintained communal garden. With lawns and a lovely array of established plants, shrubs and trees.

Large private garage. Visitor parking.

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





## vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2025

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\* Please contact us for a free consultation or valuation

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