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Offers Over
£199,995

56/1 Belford Road

West End | Edinburgh | EH4 3BR

This stylish one-bedroom ground-floor apartment forms part of a unique, modern residential development in Edinburgh's highly desirable West End. Offering contemporary living within walking distance of the city centre and the scenic Water of Leith, the property is well-suited for first-time buyers or buy-to-let investors. It is presented to the market chain-free and benefits from double glazing, gas central heating, a secure entry system, and access to a shared bike store.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit Parking
-  Lift
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation is designed for comfortable and efficient living, with a bright and neutrally decorated reception room featuring quality laminate flooring. A cleverly designed sliding door conceals the well-appointed kitchen, which offers a good range of base and wall-mounted units, providing ample storage and workspace. Integrated appliances, including a dishwasher, ensure convenience, while a separate laundry cupboard in the hallway discreetly houses the washing machine and tumble dryer. The generously sized double bedroom features a triple-integrated wardrobe, offering excellent storage, while still allowing space for additional freestanding furniture. Completing the home is a contemporary shower room, finished with full-height modern tiling and a spacious walk-in shower, adding to the property's sleek and stylish appeal.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking and Development

Permit parking is available on the street and there is also a bike store within the building. The factor for the development is Redpath Bruce and the service charges are approximately £150 per month, which includes buildings insurance, lift and general maintenance, communal lighting and stair cleaning.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The West End enjoys a prime location close to many of Edinburgh's finest shops, restaurants, and cultural attractions. The city's commercial and retail hubs, including George Street and Princes Street, are just a short distance away, offering an array of high-end stores, dining options, and entertainment venues. The vibrant district of Stockbridge is also within walking distance, renowned for its specialty shops, fashionable bars, quaint cafés, delis, and boutique stores. For everyday shopping, residents have a variety of supermarkets nearby, including an M&S Foodhall at Haymarket, Tesco Express and Co-op Food, and a Waitrose in Comely Bank. Additionally, Craigleith Shopping Park offers a Sainsbury's and a selection of retail stores, providing further convenience. Outdoor enthusiasts will appreciate easy access to the Water of Leith Walkway and cycle path, while the open green spaces of the Royal Botanic Gardens and Inverleith Park offer ideal spots for relaxation and recreation. The area is also home to excellent leisure facilities, including the historic Drumsheugh Baths Club, as well as the Edinburgh and Grange Sports Clubs, Dean Tennis Club, and the Scottish National Gallery of Modern Art. For commuters, Haymarket rail station and tram stop are within easy reach, ensuring swift connections across the city and beyond. Regular public transport services provide efficient travel in and around Edinburgh, while main roads offer quick access to the city bypass, Edinburgh International Airport, the Queensferry Crossing, and the central motorway network.





Approx. Gross Internal Floor Area 37.85 Sq M / 407 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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