










Offers Over

£350,000

53 (3F2) Belford Road

West End | Edinburgh | EH4 3BR

This stunning and beautifully presented third-floor flat is part of a handsome period building, based in Edinburgh's historic West End, ideally located just moments from the city centre.

-  2 Bedrooms & 1 boxroom
-  2 Public rooms
-  1 Bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - E



Description

Offered to the market in true move-in condition, this delightful home is rich in character, showcasing a wealth of period features while presenting a stylish and elegant interior. The property achieves a perfect balance between traditional charm and contemporary design, having been upgraded to a high standard throughout. It will undoubtedly appeal to a professional individual or couple seeking a quality home in an excellent central location.

Internal viewing is essential to fully appreciate the appeal of this stunning flat. The accommodation comprises a welcoming entrance hall providing access to all rooms. The impressive bay-windowed lounge, with a south-facing aspect, enjoys an abundance of natural light and features several fine period details, including a central fireplace.

To the rear, the stylish dining kitchen benefits from a pleasant open leafy outlook. The contemporary kitchen is fitted with sleek grey wall and base units, worktops, electric hob and oven, cooker hood and washing machine. Integrated appliances include a dishwasher, microwave, and fridge freezer. A generous pantry cupboard provides additional storage, while a smaller cupboard houses the combi boiler. Further benefits include gas central heating with combi boiler, sash and case windows and secure entryphone access into the communal stairwell.



Extras

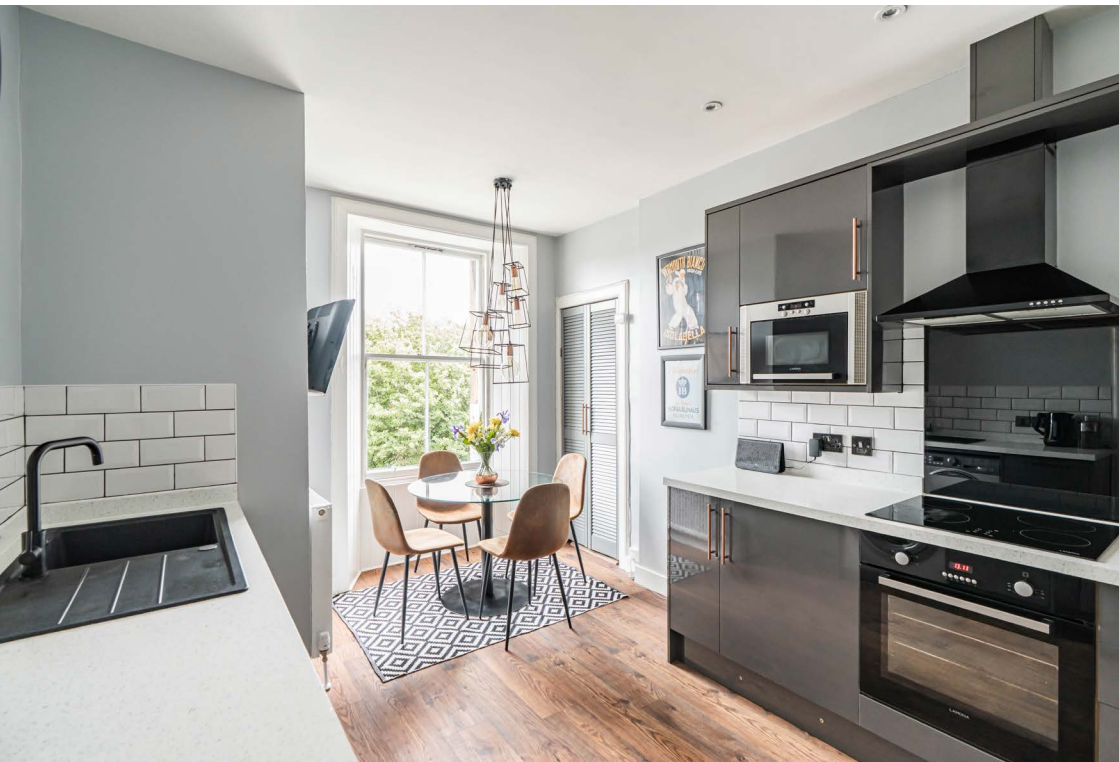
All the fitted floor coverings and kitchen appliances are included in the sale. Other items may also be available subject to separate negotiation.

Gardens and parking

There is a beautifully kept lawned garden to the rear of the building, peppered with climbing plants and bushes. On-street permit parking is available on Belford Road and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





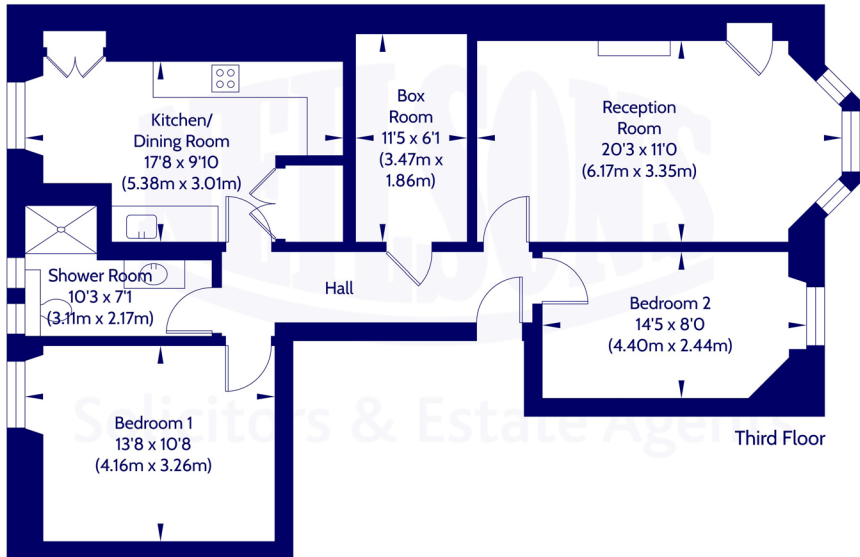
Location

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a M&S Foodhall at Haymarket along with a Tesco Express and Cooperative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh and Grange Sports Clubs, Dean Tennis Club and the Scottish National Gallery of Modern Art are located within walking distance. Haymarket rail station and tram stop are easily accessible and regular public transport provides swift access in and around the city. By car main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.





Approx. Gross Internal Floor Area 83 Sq M / 893 Sq Ft.



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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