



Solicitors & Estate Agents










Offers Over

£200,000

11 (1F2) Bellevue Road

Bellevue | Edinburgh | EH7 4DA

This attractive first floor flat forms part of a traditional tenement in the heart of Bellevue, ideally positioned within easy reach of the many amenities and attractions of the city centre. Filled with natural light and offered to the market in good order throughout, the property will appeal to first time buyers and rental investors alike.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The sunny, south-facing accommodation comprises a welcoming entrance hall with storage cupboard, a well-proportioned lounge with feature shelved recess, open plan to a modern fitted kitchen with utility room off the lounge area with window, sink and plumbing for a washing machine. A particularly spacious double bedroom to the front is enhanced by decorative cornice work, while the extensively tiled stylish bathroom is fitted with a white three-piece suite and electric shower over the bath. The property further benefits from gas central heating with combi boiler, a secure entry phone system and access to a well maintained communal rear garden.



Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in gas hob, electric oven and hood. Other items of furniture and free-standing appliances can be made available by separate negotiations.

Gardens and driveway

There is a well kept communal garden located to the rear of the tenement and for the car owner, permit parking is available within the area together with metered parking nearby.

Viewing

By appointment with Neilsons on 0131 625 2222.





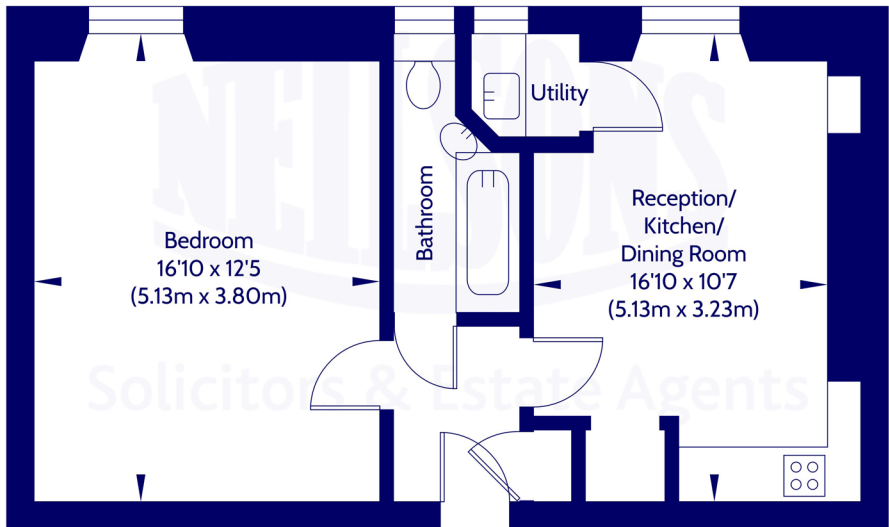
Location

Bellevue Road forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday requirements. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the popular St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema. Pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance. The cosmopolitan Shore area of the City, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.



Approx. Gross Internal Floor Area 44.17 Sq M / 475 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

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