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Offers Over

**£210,000**

# 56/13 Belford Road

West End | Edinburgh | EH4 3BR

This stylish one-bedroom sixth-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 Dean Village, the property is well-suited for first-time buyers or buy-to-let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Zoned Parking
-  EPC Rating – C
-  Council Tax Band - E



## Description

The accommodation in brief comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful utility cupboard, light and airy reception room with Juliet balcony and storage cupboard, stylish modern fitted kitchen with integrated appliances, well proportioned double bedroom with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

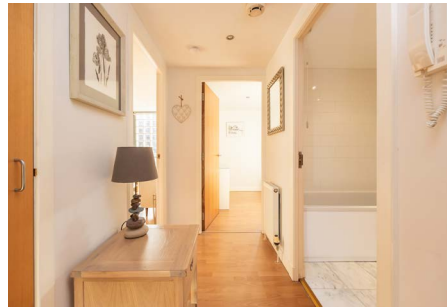
All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and integrated dishwasher.

## Parking & 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 £143 per month, which includes buildings insurance, lift and general maintenance, communal lighting and stair cleaning.

## Viewing

By appointment through Neilsons 0131 625 2222.



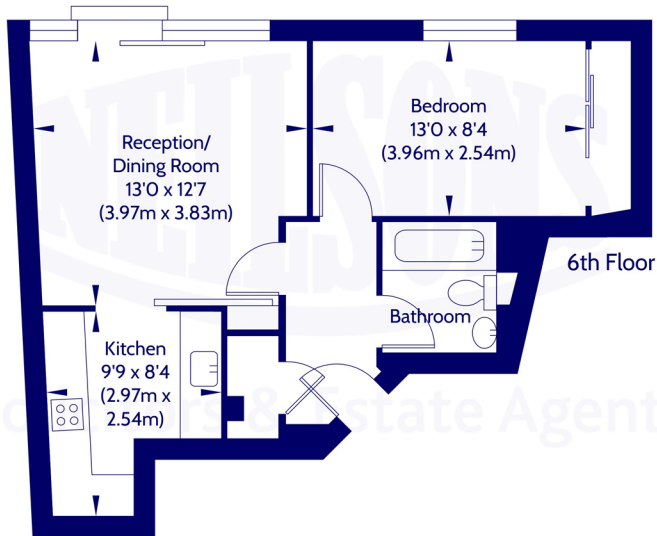


## Location

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, Craighleith 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 42 Sq M / 452 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.



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



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