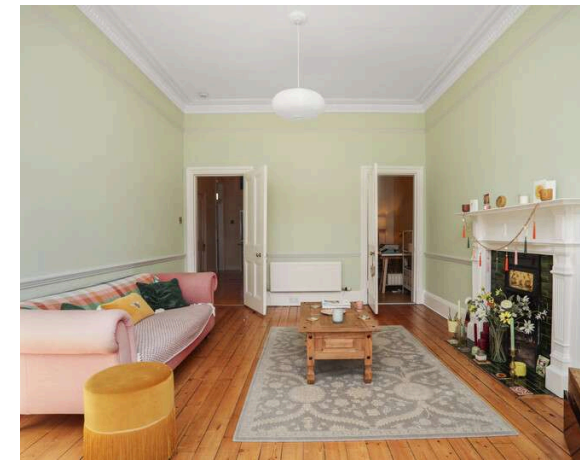




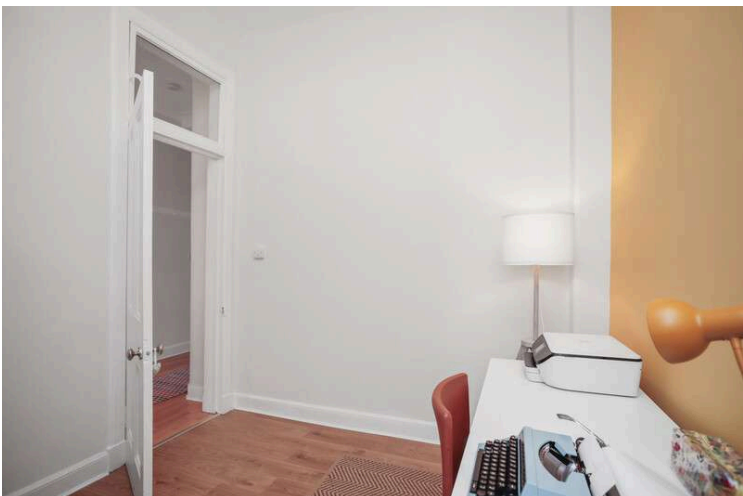
11, 1f1, Bellevue Road, Edinburgh, EH7 4DA

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A must on your viewing list, this well-proportioned first floor flat forms part of a traditional tenement building retaining many period features, ideally situated within the sought-after residential area of Bellevue, close to many of local amenities and transport links whilst being within walking distance to the City Centre. This one bedroom property offers bright and spacious accommodation with a dining kitchen and a useful boxroom, a beautiful communal rear garden and secure entry system. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Welcoming reception hallway with a useful storage cupboard.
- Bright and spacious living room with a bay window, corniced ceiling and open shelved press, feature fireplace, door accesses the box room.
- Good sized box room or home office.
- Charming dining kitchen with a range of wall and base units along with a pantry cupboard and integrated appliances, door to utility room off.
- Double bedroom set to the rear of the property, corniced ceiling and Edinburgh press.
- Stylish bathroom comprising WC, wash hand basin, walk in shower, ladder radiator and large mirror.
- Secondary glazing.
- Gas central heating.
- Permit parking.
- Communal garden to rear



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

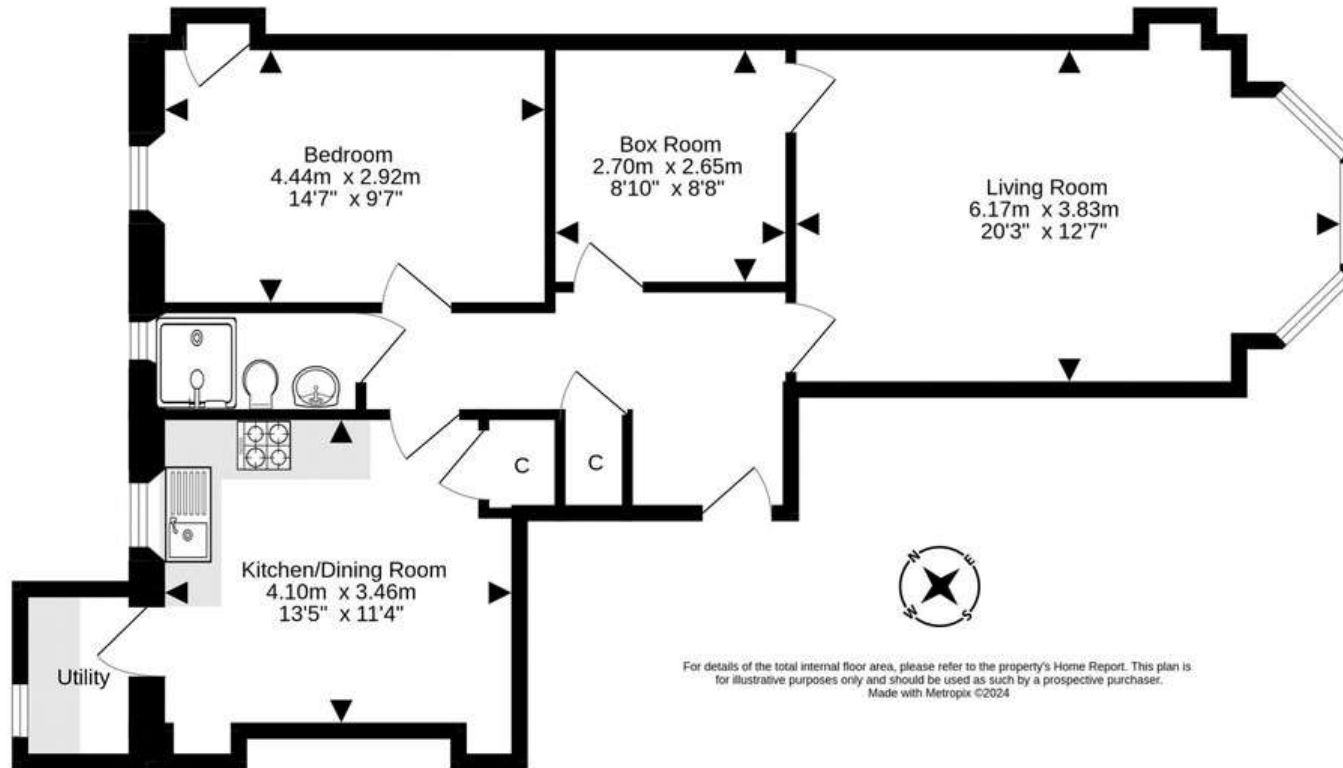
Extras

The integrated kitchen appliances, washing machine, fridge freezer, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EDC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

