

Ryden

FOR SALE

**SECURE COVERED SINGLE CAR
SPACE WITHIN GARAGE
1 SPACE**



**1-5 BELLS BRAE
EDINBURGH
EH4 3BJ**

CITY CENTRE LOCATION
ACCOMMODATE
1 LARGE CAR
SECURE SHUTTER DOOR
EV CHARGER INSTALLED
OFFERS OVER £55,000

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)

LOCATION

The space is situated within the attractive and historic Dean Village area of Edinburgh, just a short walk from the West End, Princes Street, and Stockbridge.

The location offers excellent access to the city centre, public transport links, and nearby residential and commercial areas. Bells Brae is a quiet street positioned just off Belford Road.

DESCRIPTION

The subject comprises a single, private parking space located within a secure residents' garage. The garage is accessed via an electric roller shutter door, providing enhanced security and ease of entry.

The space benefits from an Electric Vehicle (EV) charging point and 24-hour access for owners. The communal garage area is well-lit and maintained to a high standard.

ACCOMMODATION

- One private parking space within a shared, secure garage
- EV charging point installed and operational
- Roller shutter door with remote-controlled access
- 24-hour access available for owners

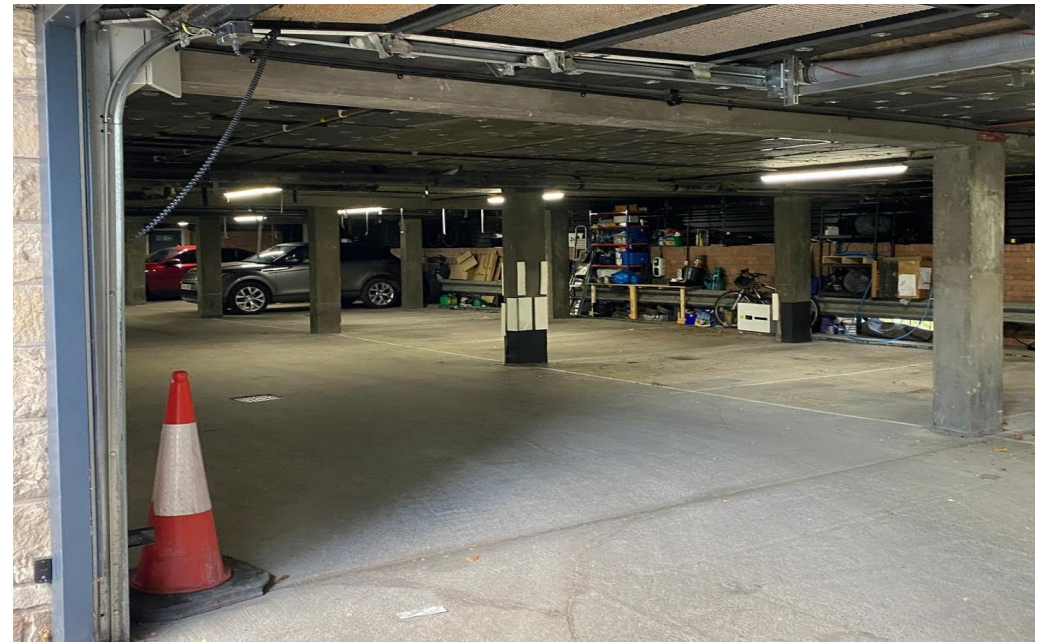
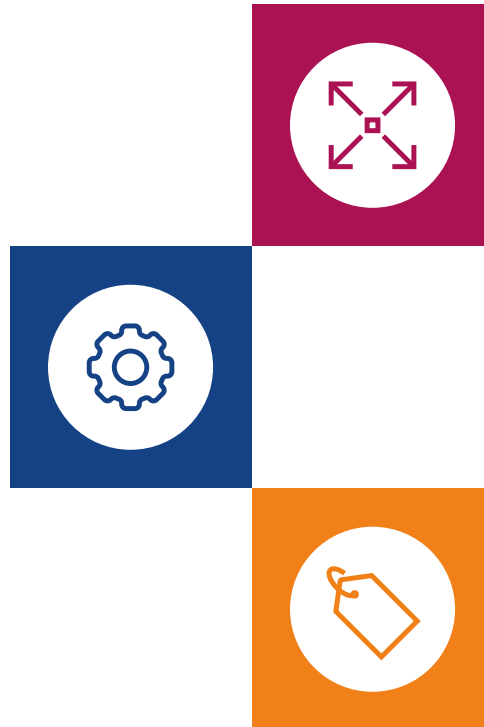
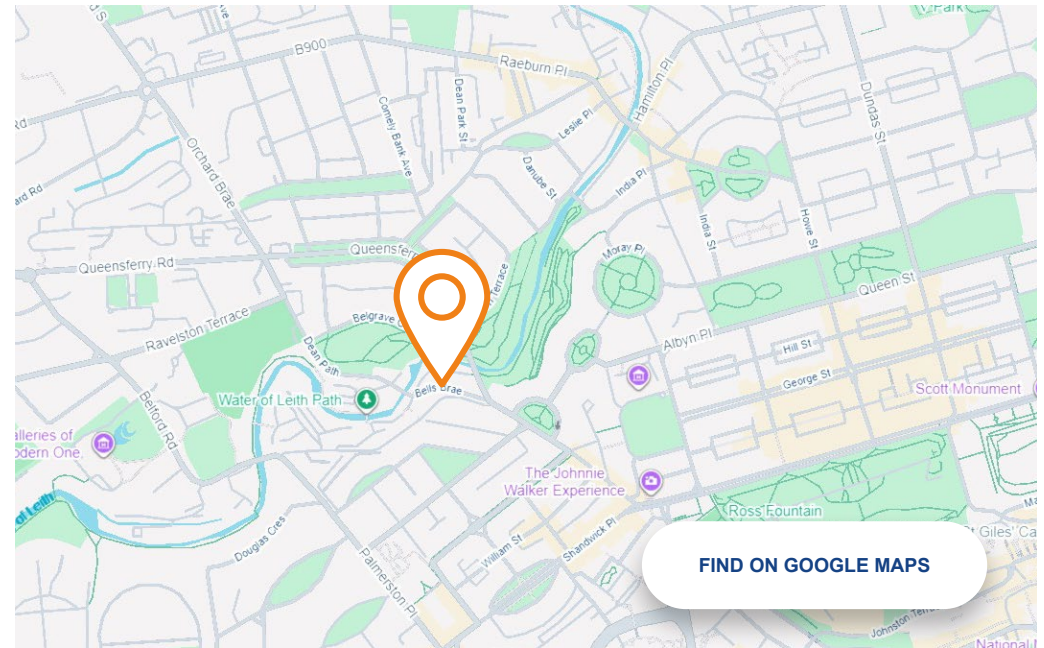
TERMS

The space is available to purchase at offers over £55,000.

To ensure notification of a future closing date, interested parties are advised to note their interest in writing to the sole selling agents.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction. In the normal manner, the purchaser will be liable for any LBTT and registration dues.





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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