



## BELLEVUE ROAD

Edinburgh, EH7

# AN IMPRESSIVE AND SPACIOUS FIRST FLOOR ONE-BEDROOM APARTMENT

In the highly sought-after Bellevue area.



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Permit



EPC

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Local Authority: The City of Edinburgh Council

Council Tax band: D

Tenure: Freehold

Offers Over: £295,000



# DESCRIPTION

Set within the ever-popular Bellevue district, this substantial first-floor apartment offers an exceptional city home, perfectly suited to professionals, couples, or first-time buyers. Beautifully presented in neutral tones, the property seamlessly blends classic period charm with modern comfort. High ceilings, intricate cornicing, and elegant feature fireplaces enhance the character of the home, while the elevated position provides lovely views towards Calton Hill.

The accommodation comprises a welcoming and generous entrance hallway with excellent built-in storage, a bright and spacious bay-windowed lounge, a well-appointed dining kitchen with adjoining utility room, a generous double bedroom, and a versatile boxroom – ideal as a home office, nursery, or occasional second bedroom. A contemporary bathroom with shower completes the interior.

Offered to the market in true move-in condition, further highlights include double glazing throughout, a beautifully maintained shared rear garden, and access to residents' zoned permit parking.

# LOCATION

Bellevue, located on the eastern edge of Edinburgh's historic New Town, is a highly desirable residential enclave, prized for its peaceful streets and proximity to the city centre. A diverse range of architectural styles, from elegant Georgian and Victorian homes to stylish modern apartments, attracts a vibrant mix of residents – from professionals and families to downsizers.

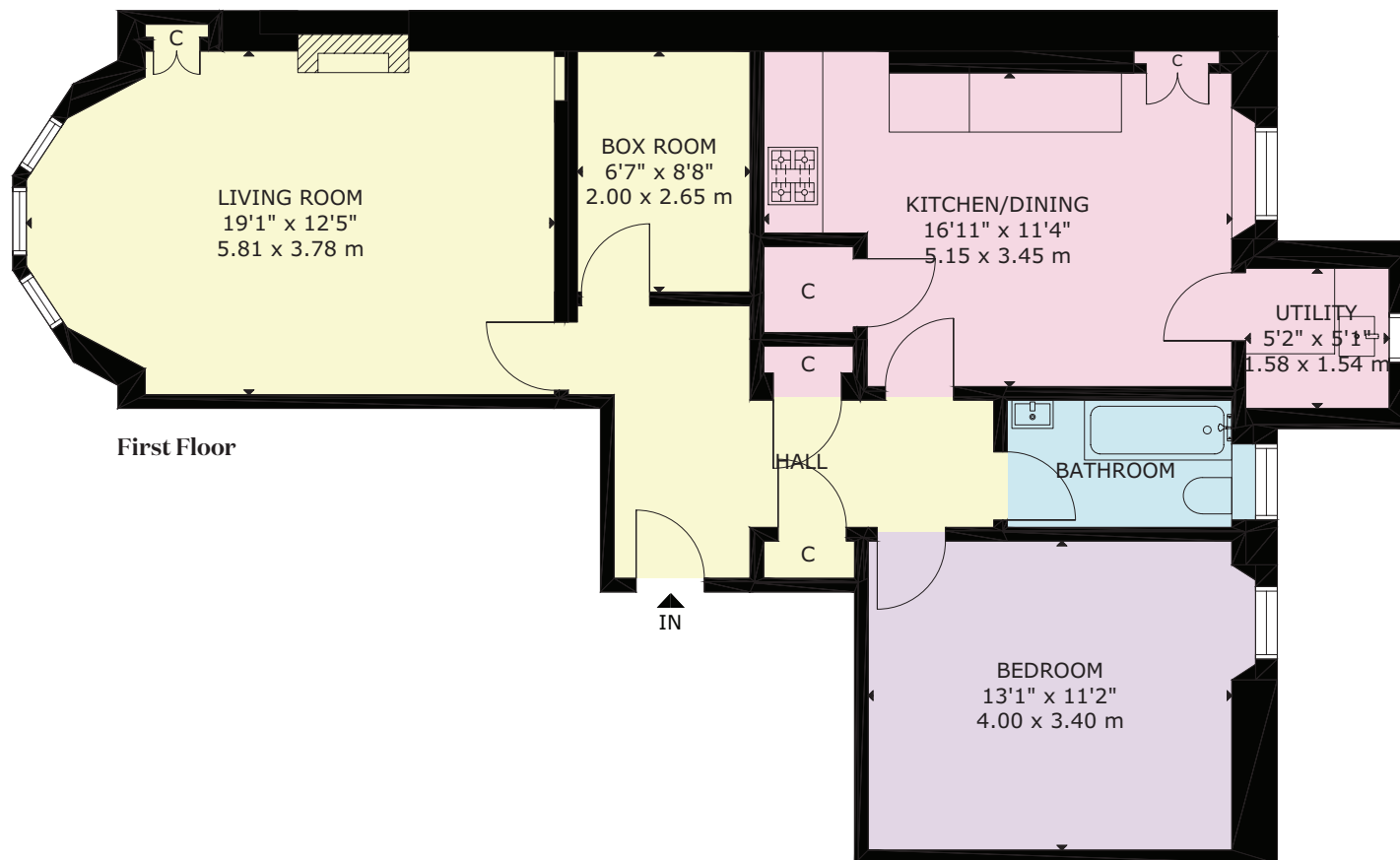




Residents benefit from excellent local amenities, including the charming boutiques, cafés, and restaurants of nearby Broughton Street. Cultural highlights such as the Playhouse Theatre, the Scottish National Portrait Gallery, and the Royal Botanic Garden Edinburgh are all within easy reach, while Calton Hill and Inverleith Park offer scenic green spaces and panoramic views of the capital.

Bellevue is well-served for both state and private schooling, with a range of childcare and education options nearby. A selection of gyms, studios, and outdoor recreational areas further add to the area's appeal, making this an ideal location for a balanced city lifestyle.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
820 SQ FT / 76 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted  
to tell you more.

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