

**Peebles**  
Call 01721 723999

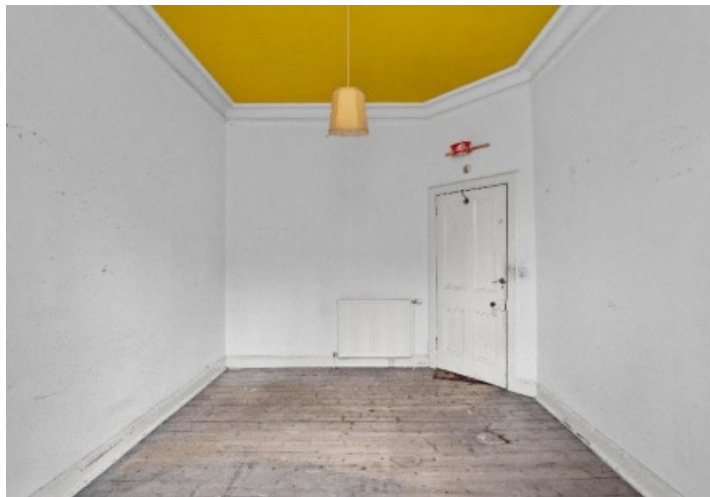
**Offers Over £225,000**

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**2/2 Belhaven Terrace, Edinburgh, EH10 5HZ**



Traditional two-bedroom first-floor flat is located in the heart of Edinburgh's vibrant Morningside district, offering an exciting opportunity for renovation enthusiasts and first-time buyers. The property is set within a charming terrace, distinguished by its elegant Georgian and Victorian architecture, featuring beautiful facades, tall windows, and period details that showcase the rich history of the city. With easy access to the lush green spaces of Blackford Hill and the Meadows, residents can enjoy a range of outdoor activities. The flat is also within close proximity to a variety of local shops, cafes, restaurants, and essential services, ensuring a convenient and well-connected lifestyle in one of Edinburgh's most sought-after neighbourhoods.

## Accommodation

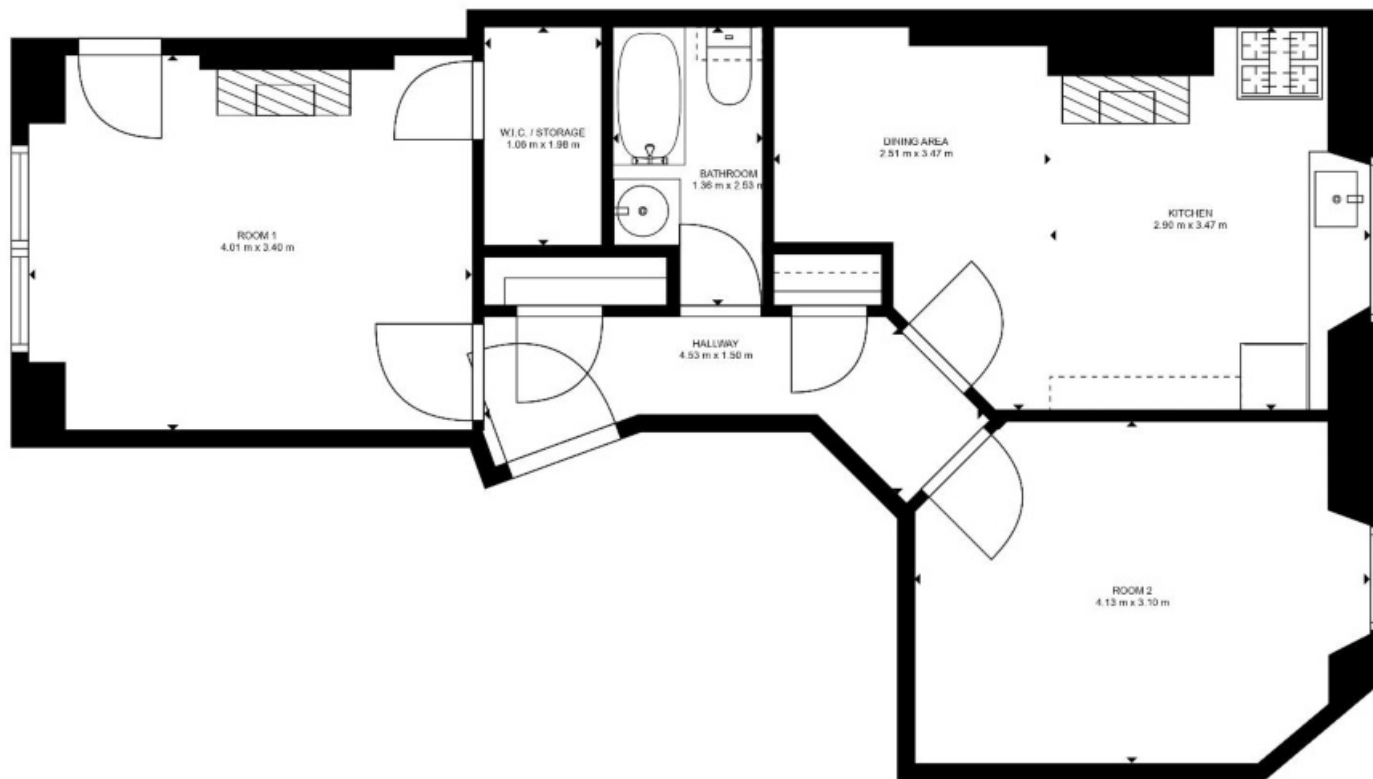
### FIRST FLOOR

- \* Hallway
- \* Open plan kitchen / living room
- \* Double bedroom with large wardrobe
- \* Further bedroom
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Single & double glazed windows
- \* On-street parking

## 2/4 Belhaven Terrace, Edinburgh, EH10 5HZ



TOTAL: 56 m2

FLOOR PLAN CREATED BY CURICASA APP: MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



### Situation

Scotland's capital city Edinburgh boasts not only a long and interesting history, but also the modern day amenities one could ask for. Belhaven Terrace is located in the prestigious area of Morningside, to the south of the Capital. The bustling area offers a superb choice of speciality shops, fashionable bars, quaint coffee shops, deli's and boutiques, renowned cheese mongers, fish mongers and butchers. There are a range of supermarkets including Waitrose, Marks and Spencer Food hall and smaller Sainsbury's and Tesco. Excellent public transport services operate to and from the City Centre and surrounding areas, and the Edinburgh City Bypass is located less than a 10 minute drive. The area enjoys excellent schooling at all levels with Canaan Primary School and South Morningside Primary School a short walk away and within the catchment area for Boroughmuir High School. Edinburgh also boasts many excellent state and independent schools, as well as several universities, including one of Scotland's 'ancient universities'; the highly regarded University of Edinburgh. The city attracts visitors year round due to its reputation as a culture, sport, history and business hub, with activities including the Edinburgh Festival, Military Tattoo, International Rugby fixtures and Hogmanay celebrations.

### Fixtures and Fittings

SOLD AS SEEN

### Services

Mains gas, electricity, water and drainage.

### EPC

Band C

### Council Tax

Band C

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Galashiels, Tel 01896 758 311  
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Melrose, Tel 01896 822 796  
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Annan, Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.