





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



71/9 Bellevue Road
Edinburgh, EH7 4DH

Hall with excellent storage
Sitting room with bay window and views towards Arthurs Seat and Calton Hill
Box/Bedroom
Fitted kitchen/dining room with traditional larder
Spacious double bedroom
Bathroom
Well-kept shared rear garden
Gas central heating
Double glazing
EPC: D
Council tax band: C

71/9 Bellevue Road is a traditional top floor flat enjoying picturesque views over Edinburgh's roof tops towards Calton Hill and Arthurs Seat. This bright and spacious property affords adaptable and well-proportioned accommodation and forms part of a well-kept stone built tenement building and has retained many fine period features including traditional cornice work and natural wood floors which adds character to the property. Full gas central heating and double glazing has been installed ensuring a comfortable and ambient living environment. Some general upgrading is now required but there is great potential for further development subject to the usual planning consents. To the rear of the building there is a well-kept shared garden area.

The accommodation comprises: Hall with excellent storage facilities and access to all other main rooms. Sitting room with large bay window to front and picturesque views over towards Arthurs Seat and Calton Hill. Spacious box bedroom with doors to both hall and sitting room and space for a single bed. Kitchen/dining room with modern base and wall mounted units, window to rear with leafy views over the shared rear gardens, dining area and walk-in larder. Spacious double bedroom to rear with linen cornice and window to rear with leafy aspect. Bathroom with three piece suite and window to the rear.

Bellevue is an exclusively residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street. Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street or St James Quarter. Either of these locations are well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity. The Royal Botanic Gardens is only a short walk away, beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. Regular bus services operate to all parts of the Capital and the nearby Tram Service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by.

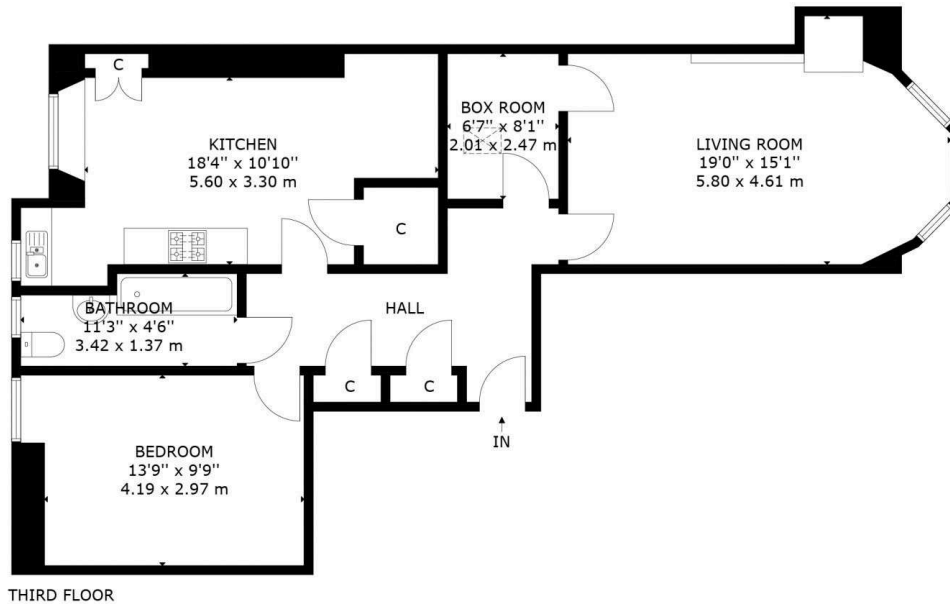












71/9 BELLEVUE ROAD, EDINBURGH, EH7 4DH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 878 SQ FT / 82 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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