

91 Bellevue Road

BELLEVUE, EDINBURGH, EH7 4DH



Traditional main-door tenement flat in Bellevue with two bedrooms and a west-facing private rear garden



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McEwan Fraser is delighted to present this two-bedroom main-door flat which forms part of a traditional tenement flat in the heart of Bellevue. The property has retained a host of original period features and has access to private front and rear gardens. Internally the property is in good order and internal viewing is highly recommended.

THE LIVING ROOM



Entering through the front door, you find a vestibule that opens to a wide and welcoming central hallway. Accommodation is focused on a beautiful bay-fronted living room that has excellent levels of natural light, exposed wooden floorboards, high ceilings, high skirting boards, an Edinburgh press, and a beautiful fireplace. The generous floor space will give any new owner plenty of flexibility to create their ideal entertaining space.

A generous dining room has French doors open to a private rear garden. A door from the dining room opens into a galley kitchen.

THE DINING ROOM



THE KITCHEN





There are two double bedrooms. Bedroom one is particularly generous and enjoys some lovely period features including a fireplace. There is ample space for a full suite of freestanding bedroom furniture. Bedroom two overlooks the rear garden and also includes an original fireplace, exposed floorboards, and traditional coving. Internal accommodation is completed by a shower room which enjoys natural light.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

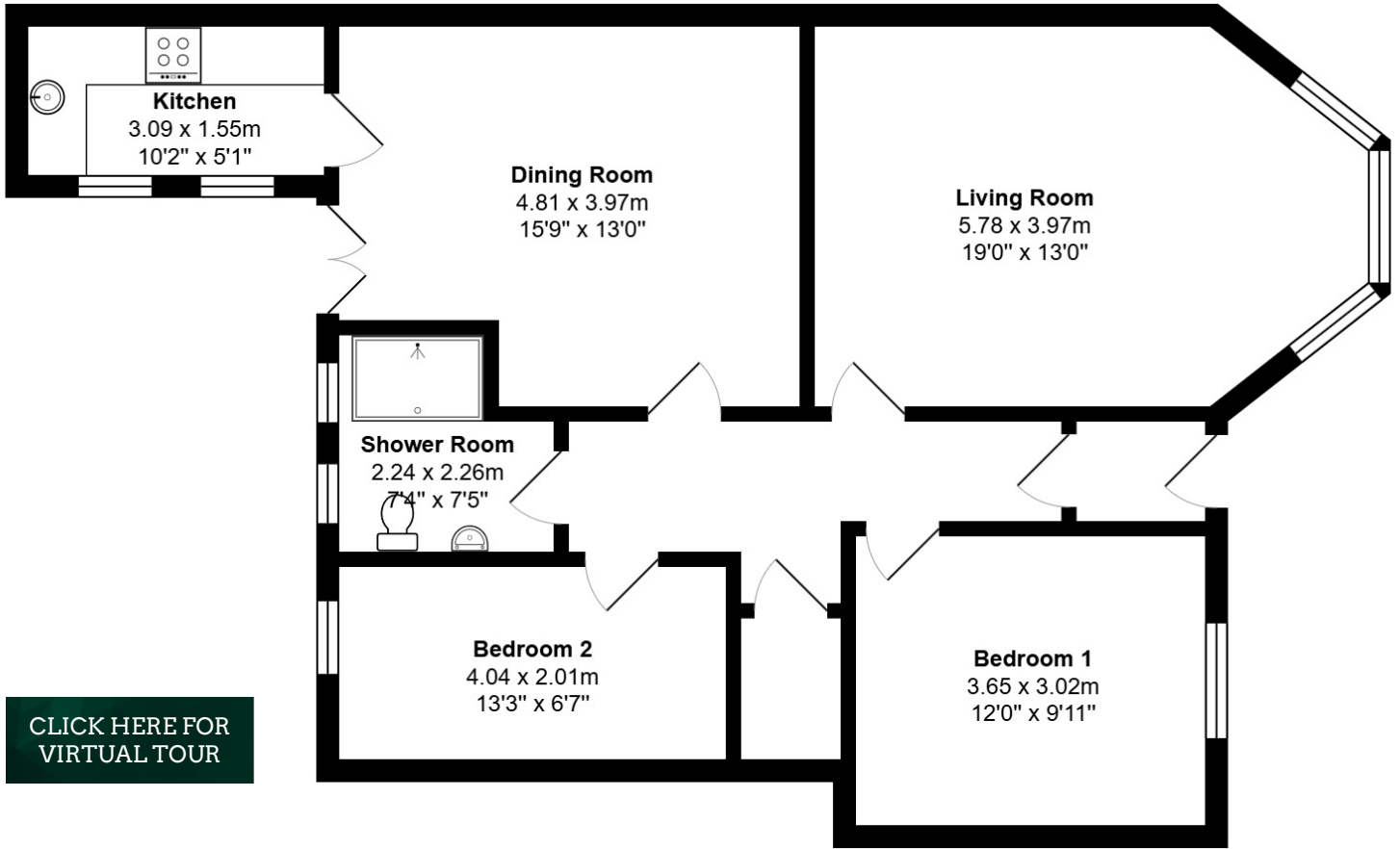


Externally, the property is set back from the street behind a low-maintenance front garden. The private rear garden has both lawn and patio and a westerly aspect making the perfect suntrap on a summer evening.

EXTERNALS

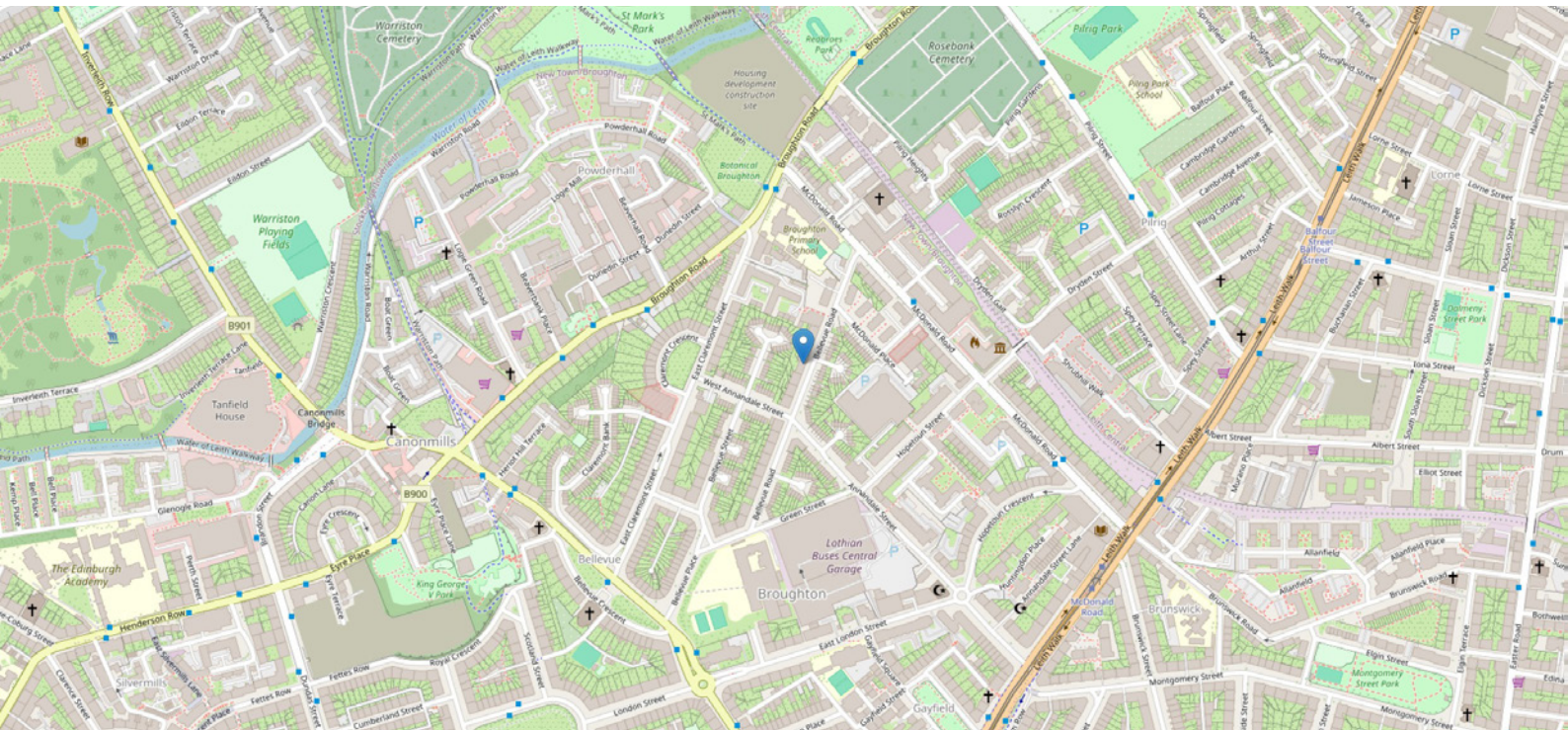


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 89m²
EPC Rating: C



THE LOCATION

Bellevue is an exclusively residential district to the northeast of the New Town. Locally, a Tesco superstore is conveniently located on Broughton Road with further amenities available nearby in 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. Going the other way, the cosmopolitan Shore area of Leith is within easy reach and offers an array of individual bars, bistros and restaurants.



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