



4 Bellevue Grove

Edinburgh

EH7 4DD



4 Bellevue Grove, Edinburgh

4 Bellevue Grove is set within a quiet cul de sac in the ever-popular area of Bellevue, in easy reach of excellent local amenities and excellent transport links. The property is beautifully presented offering spacious accommodation arranged over 2 floors. The accommodation comprises: welcoming hallway, stylish living room with attractive bay window, log burning stove and under stair storage, kitchen/dining room, the kitchen offers a range of base and wall mounted units with contrasting quartz work tops, a door leads from the kitchen to the charming back garden. Upstairs there are 2 well-proportioned double bedrooms, (the principal bedroom benefits from built in wardrobes). The family bathroom completes the accommodation. Outside to the rear is a pretty enclosed garden which is ideal for al fresco entertaining, to the front there is off street parking for one car. The property also benefits from a floored loft, gas central heating and double glazing throughout.

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Property Features

92m²

Beautifully Presented

Desirable Location

Quiet Position

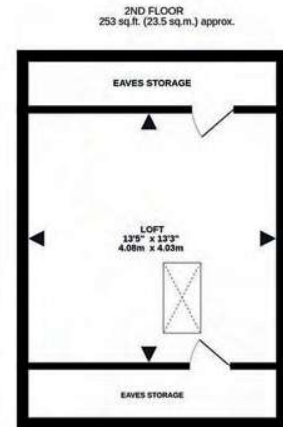
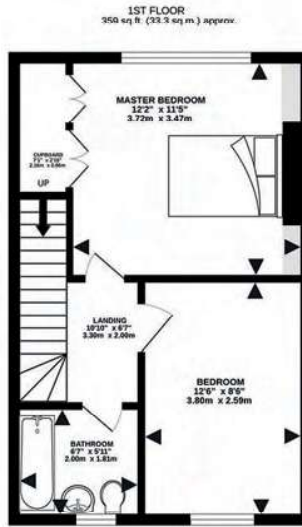
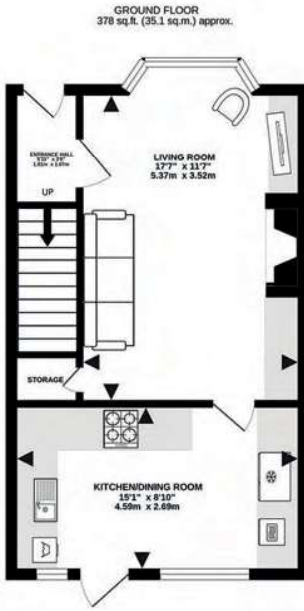
Private Garden

Off Street Parking





4 Bellevue Grove, Edinburgh EH7 4DD
Total Floor Area: 92.0 sq.m



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bellevue is located only a short walk from the commercial heart of Edinburgh, Princes Street and George Street and offers all the convenience of city centre living combined with the benefit of good local amenities. There is an array of high quality restaurants, bars and shops within easy reach especially on nearby Broughton Street. There are excellent bus services to the city centre, the McDonald Road tram stop is nearby and Waverley rail station and St Andrew Square bus station are also within easy reach. The delightful open green spaces of the Royal Botanic Gardens, and the Water of Leith walkway and cycle path, are also close by.

Extras

All fitted floor coverings, light fittings and integrated kitchen appliances are included in the sale (thre seller will not warrant their working order).



Find out more

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed –sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

