



# 10 Belvedere Park

Edinburgh

EH6 4LR



# 10 Belvedere Park, Edinburgh

10 Belvedere Park is a beautiful first-floor apartment, offering stylish and contemporary living in the highly sought-after Trinity area. Situated within a tranquil development, this exceptional property has been thoughtfully upgraded by the current owner to provide a sophisticated and comfortable home.

The beautifully presented accommodation comprises: vestibule leading to welcoming hallway, beautifully proportioned, double aspect, open plan kitchen/dining and living room with stunning cork flooring and west facing balcony, the stylish kitchen features a range of base and wall mounted units and a selection of integrated appliances, two double bedrooms (one with fitted wardrobes), box room - which is currently being used as a superb utility room with ample storage, the contemporary bathroom completes the accommodation. The property also benefits from - well maintained gardens and a private single garage.

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## Property Features

85m2  
Highly Desirable Location  
Beautifully Presented  
Spacious Accommodation  
Balcony  
Garage

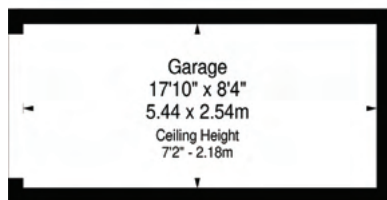




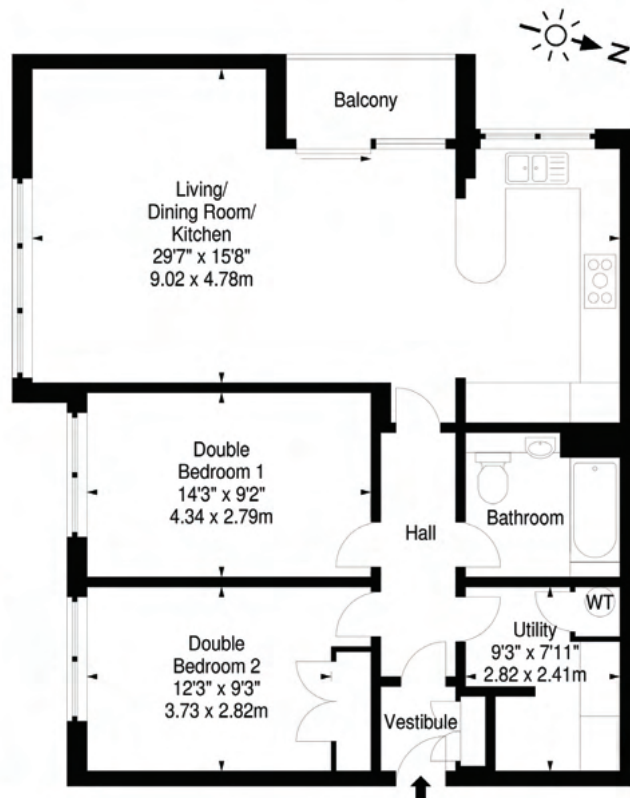
**Belvedere Park,  
Edinburgh,  
Midlothian, EH6 4LR**



Approx. Gross Internal Area  
915 Sq Ft - 85.00 Sq M  
Garage  
Approx. Gross Internal Area  
146 Sq Ft - 13.56 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

The property lies in the affluent and established district of Trinity Edinburgh about 2 miles from the city centre, close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis club and superb access to the cycling network, local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets in Ferry Road, Comely Bank, Craigleith and Newhaven respectively. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access and there are 2 bus stops to and from the city centre adjacent to the development.

## Extras

All fitted floor coverings, light fittings (with the exception of the light in the dining area) and integrated appliances are included in the sale (the 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](mailto: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.

