



4/2 Huntingdon Place  
BELLEVUE | EDINBURGH | EH7 4AT

  
**warners**  
solicitors & estate agents





## 4/2 Huntingdon Place

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Set in a quiet, manicured modern development moments from the city centre, new St James's Quarter and the tram terminus is this spacious ground floor apartment with allocated parking in the secure resident's garage. The accommodation comprises welcoming entrance hallway with ample sized storage cupboard, bright lounge with French doors leading to a Juliet balcony, contemporary kitchen with attractive units, master bedroom with mirrored built-in wardrobes and elegant en-suite shower room, two further well-proportioned double bedrooms and the flat is completed by a stylish main shower room. Further benefits include well-maintained communal grounds, secure entry access, double glazing, gas central heating and early viewing is essential to fully appreciate the stunning interiors and tranquil, yet well-connected location.

- Modern ground floor apartment
- Secure allocated parking in garage
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three double bedrooms
- Two shower rooms
- Gas central heating
- Double glazing
- Modern factored building

Extras: oven, hob & extractor

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Bellevue, on the fringe of Edinburgh's New Town, is a highly popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small speciality shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Princes Street and the designer outlets on Multrees Walk and George Street can be reached on foot with The Playhouse Theatre and Omni Centre and new St James' quarter conveniently close. There are local shops in Broughton Street and a nearby Tesco. A frequent local bus and tram service provides access throughout the city and surrounding areas, there are also multiple cycle routes.

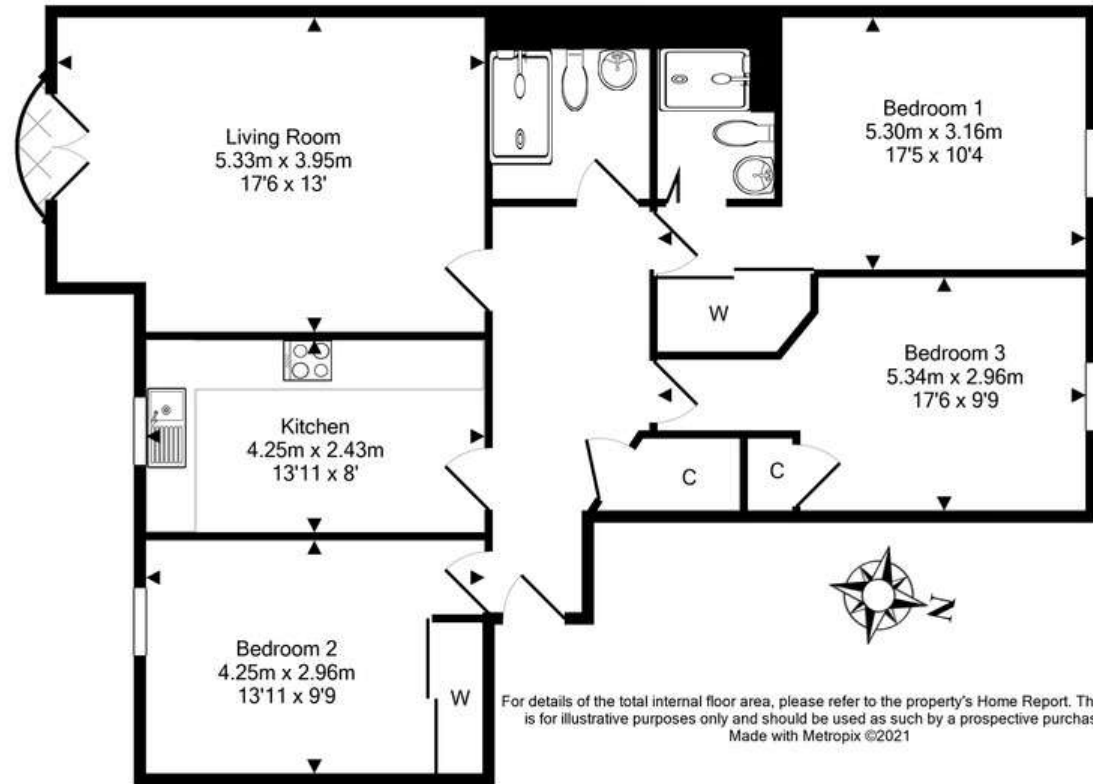






Bathroom  
2.04m x 2.00m  
6'8 x 6'7

Ensuite  
2.04m x 1.53m  
6'8 x 5'



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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