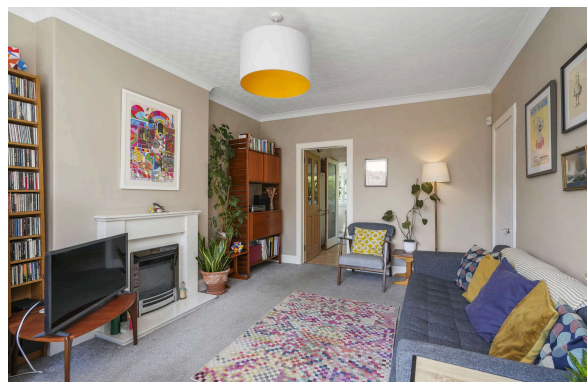




6 Claremont Grove
BELLEVUE | EDINBURGH | EH7 4DP


warners
solicitors & estate agents



6 Claremont Grove

BELLEVUE | EDINBURGH | EH7 4DP

Extremely well presented two-bedroom end-terraced home with a prime location in the sought after Bellevue area, on the outskirts of Edinburgh's northern New Town and within easy reach of the city centre and Leith alike. This would make an excellent home for a couple, or young family and early viewing is highly recommended to appreciate what is on offer. The accommodation comprises an entrance hall, spacious living room featuring a fireplace and bay window, a fully fitted kitchen that currently comprises an electric hob, oven, fridge/freezer, washing machine, dishwasher, and shelved recess, and has a further reception room with access outside to the rear garden. Upstairs there are two well-proportioned bedrooms and completing the accommodation is the waterfall shower over the bath with a heated towel rail. The property also benefits from a front driveway and garage giving off street parking, a rear garden made up of a lawn, a patio and flower beds, with an outside tap.

- Entrance Hall
- Spacious living room with attractive bay window
- Fully fitted Kitchen
- Two well-proportioned bedrooms
- Bathroom with shower over the bath
- Double glazing and gas central heating
- Private gardens front and rear
- Driveway and Garage
- Further reception room and partially floored Attic

Included in the sale will be the fridge/freezer, dishwasher and washing machine, as well as the garden furniture and tools.

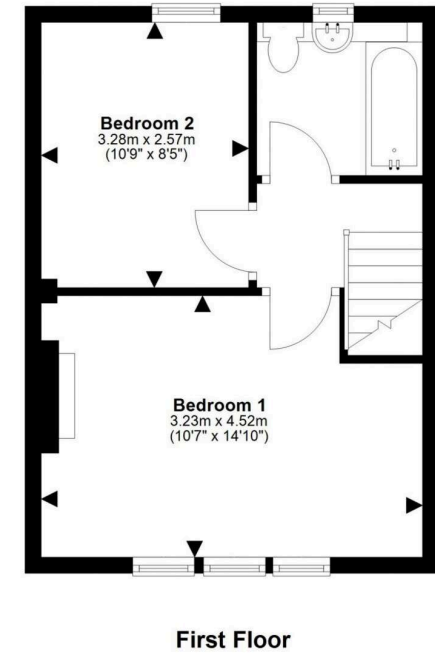
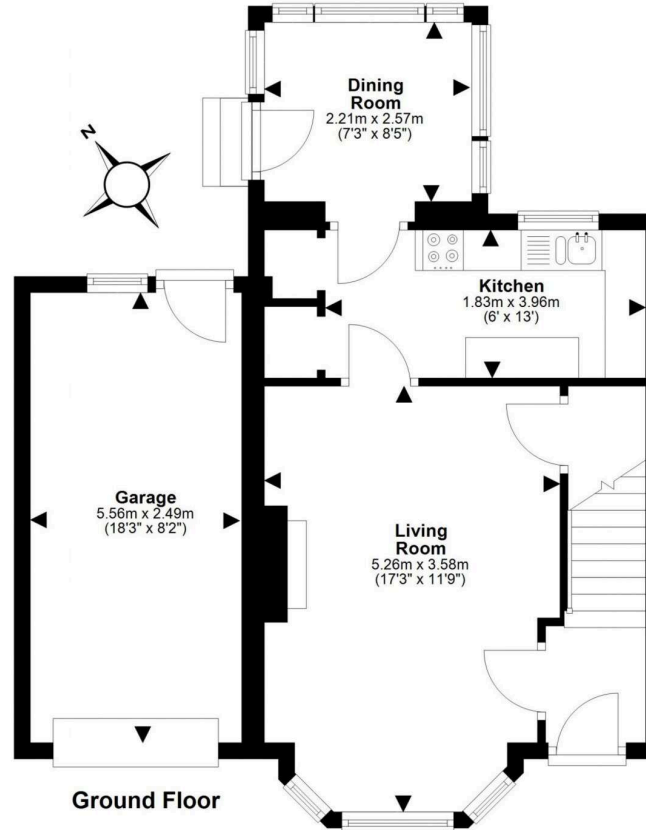
EPC Rating D. Council Tax Band D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Bellevue, on the outskirts of Edinburgh's northern New Town, is an ever popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small specialty shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Areas nearby include Canonmills and Broughton. Princes Street and the designer outlets on Multrees Walk and George Street can be reached on foot or by public transport. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and fitness centre are situated at Greenside Place. There are local shops in Broughton Street and a nearby Tesco. A frequent local bus service provides access throughout the city and surrounding areas.





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

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