



53/7 Bellevue Road
BELLEVUE | EDINBURGH | EH7 4DJ



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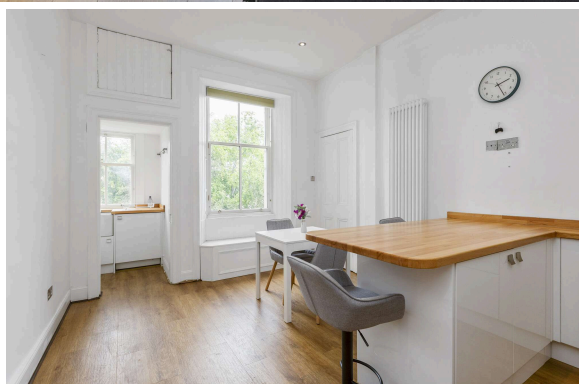
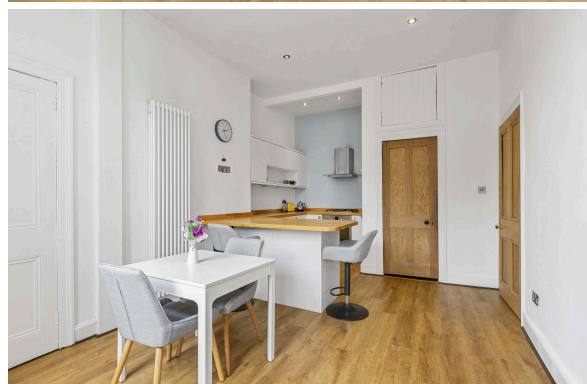
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Set on a quiet street in the heart of sought-after Bellevue, moments from the city centre, excellent amenities, quick bus, tram and train links and the Botanic Gardens is this immaculately presented third floor apartment. Boasting panoramic views over Arthur's Seat and Carlton Hill the property enjoys opulent period features, double glazing, gas central heating and a well-kept communal garden and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage cupboard and large box room with mezzanine bed and skylight which floods the room with an abundance of natural light, a bright bay windowed lounge with detailed cornicing and feature fireplace, a contemporary dining kitchen with attractive units, pantry cupboard and useful utility room, a spacious double bedroom with elegant fireplace and the flat is completed by stylish bathroom with shower over bath.

- Handsome tenement in the heart of Bellevue
- Close to excellent amenities and the city centre
- Panoramic city views and period features
- Welcoming hallway with box room
- Bright bay windowed lounge
- Contemporary dining kitchen with utility room
- Large double bedroom
- Stylish bathroom with shower over bath
- Energy rating D and Council Tax D

Extras included in the sale are fridge, washing machine, bedroom curtains and wardrobe,

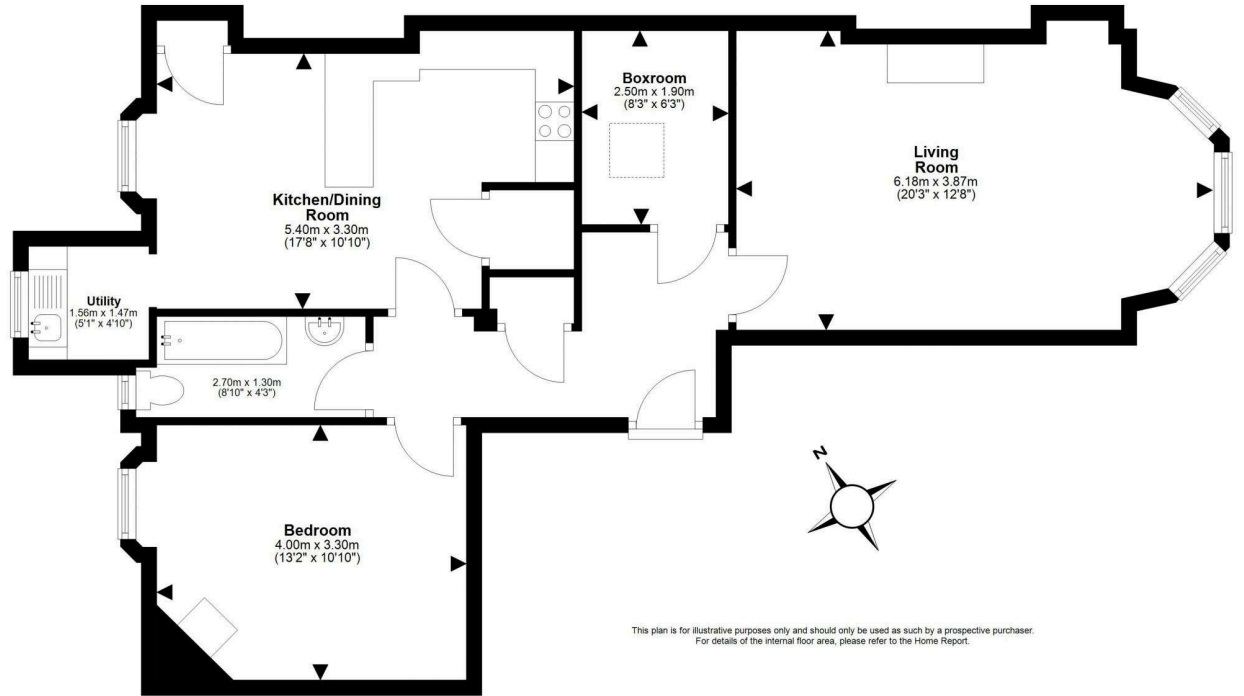


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Bellevue is a prestigious area located on the eastern periphery of the City's impressive Georgian New Town. Nearby Canonmills offers a selection of shops, whilst Tesco has a large supermarket on Broughton Road. Heading up towards the east end, Broughton Street has a great choice of specialist shops and superb eateries. Recreational facilities within the east end area include the St James' Quarter, Omni Centre and restaurants on Elm Row and the Playhouse Theatre. The open green spaces of the Royal Botanic Gardens and Inverleith Park are within easy reach. The property is conveniently placed for those working in the main business sector, in and around the city centre. A regular bus service is on hand, which operates to Princes Street and other areas. Edinburgh Waverley is the nearest railway station, located at the east end of Princes Street. The City Bypass and main motorway networks are also easily accessible.





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