

COULTERS®

118 EAST CLAREMONT STREET

BELLEVUE, EDINBURGH, EH7 4JZ

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented three-bedroom maindoor flat occupies a desirable end of tenement position within a traditional Victorian block of flats in the popular location of Bellevue, on the edge of Edinburgh's New Town. The property boasts generous proportions, private front and rear gardens, and an enviable location just a short walk from local amenities and the city centre.

Entered via a handy vestibule laid with original tiling, the property's accommodation feeds off a central hall with excellent storage. The elegant, bay windowed sitting room is a standout space that maintains wonderful period features including cornicing, fireplace with working gas fire and a charming Edinburgh press.

KEY FEATURES



Beautifully presented maindoor flat.



Three double bedrooms.



Private garden to the front and rear.



Permit parking available.



Excellent public transport links and schools nearby.



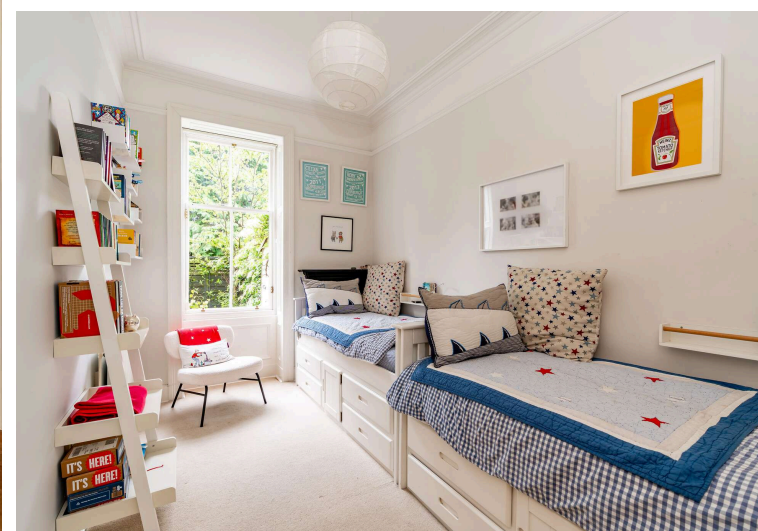
Walking distance from the city centre.



EPC Rating - D



Council Tax Band - E



To the rear, the spacious kitchen offers ample room for dining, a large walk-in pantry cupboard, and a range of appliances including a recently installed cooker and built-in dishwasher. A separate utility area provides additional storage and space for laundry appliances and gives direct access out to the private south-east facing garden, complete with a sunny decked seating area, lawn, mature plants and garden shed.

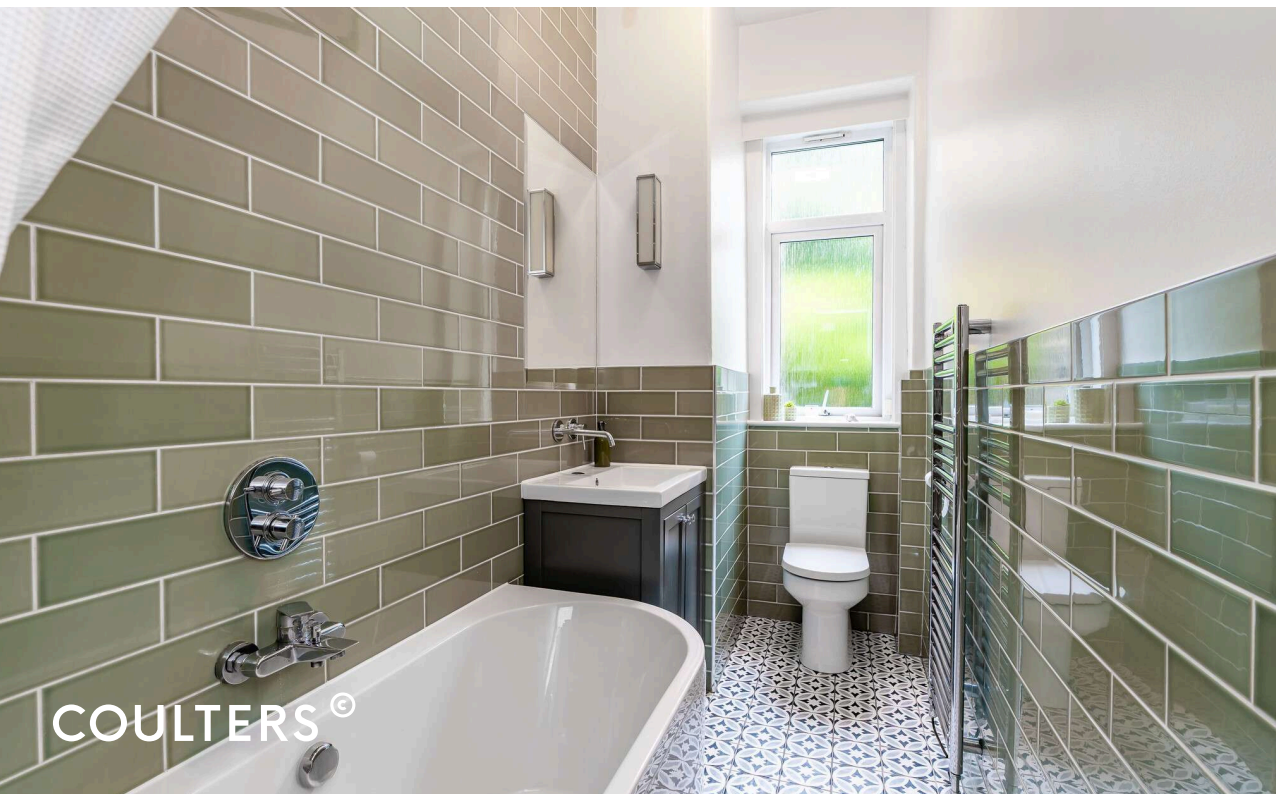
The principal bedroom is a comfortable double room with a cast-iron feature fireplace and ample room for wardrobes and other bedroom furniture. There are two further double bedrooms and a gorgeous family bathroom which was installed in recent years and offers underfloor heating, three-piece suite, overhead shower and attractive tiling. The property further benefits from gas central heating with a modern combi-boiler, double glazing to the front and side windows, and on-street permit parking. Beyond the private garden to rear, there is also a communal drying green accessed via the back gate.



THE LOCAL AREA

East Claremont Street is ideally situated just north east of Edinburgh's City Centre, less than a mile from Princes Street, in the desirable area of Bellevue. This popular spot, which is predominantly residential, boasts an excellent array of nearby local amenities including independent shops, cafes and restaurants, local convenience stores and larger supermarkets such as the Tesco Superstore and Lidl in Canonmills. St James Quarter and the Omni Centre, with their many shops, eateries, entertainment venues and Nuffield Health Gym, are just a quick stroll away.

For outdoor enthusiasts, lovely open spaces within proximity include Calton Hill and the stunning green spaces of Victoria Park, Inverleith Park and Royal Botanic Garden. St Marks Path, just down the road, easily connects to Edinburgh's excellent cycle network as well as to lovely walks along the Water of Leith. The property sits within the catchment for Broughton Primary School, Saint Mary's R.C. Primary School, St Thomas of Acquin's R.C. High School and Drummond Community High School and also lies within a short distance of some of Edinburgh's best private schools. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services, a nearby tram stop that provides a direct connection to Edinburgh Airport and Waverley Station being less than a mile away.

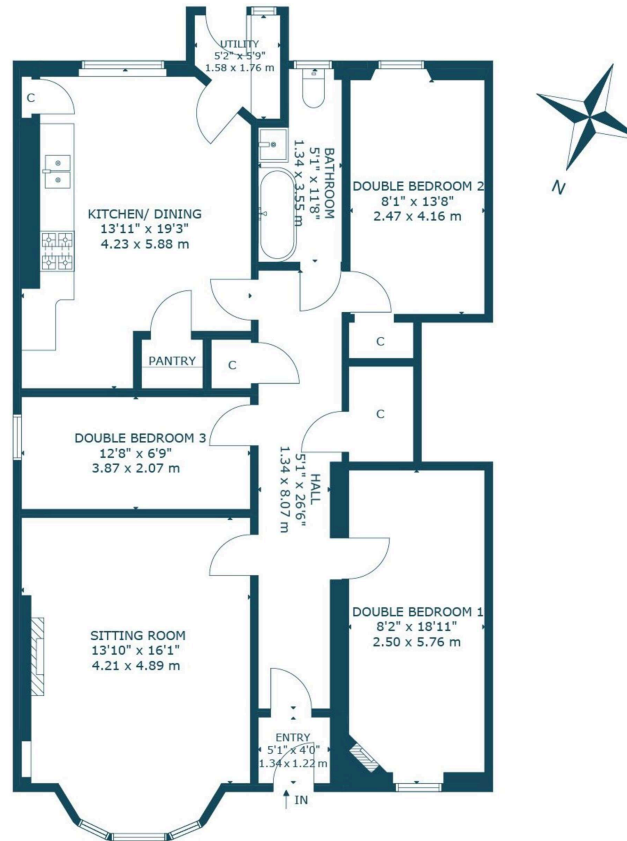


EXTRAS

All blinds, light fittings, fitted flooring, white goods and garden shed are included in the sale price.

HOME REPORT VALUATION: £500,000





GROUND FLOOR

118 EAST CLAREMONT STREET, BELLEVUE, EDINBURGH, EH7 4JZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,173 SQ FT / 109 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.