

COULTERS[©]

9/8 HUNTINGDON PLACE

BELLEVUE, EDINBURGH, EH7 4AX

 2-BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Freshly decorated throughout with a smart new bathroom, 9/8 Huntingdon Place is a lovely, bright and well presented second floor flat, forming part of an established modern development near the top of Leith Walk, located in the popular residential area of Bellevue. The home offers bright, well proportioned accommodation within walking distance of the city centre and has been both a superb central home and laterally an investment for the current owner.

The heart of the home is the lovely, dual aspect sitting room is quietly positioned to the rear of the building with two French doors and Paris balconies, flooding the room with natural light. Grey laminate flooring has been laid under foot and there is space for a table and chairs.

KEY FEATURES



An extremely engaging, bright & well presented second floor flat.



Two double bedrooms, both with fitted wardrobes.



Attractive, well maintained communal grounds.



Allocated resident's parking space.



Located in the popular area of Bellevue within walking distance of the city centre.



Stylish, newly fitted bathroom.



EPC Rating - C



Council Tax Band - D



In the kitchen there is wall and base mounted cabinetry with wood effect roll top worktops. The kitchen appliances comprise: gas hob, electric oven, extractor hood, washer dryer and a fridge /freezer. There are two double bedrooms, both with fitted wardrobes and carpeted. Last but by no means least is the newly fitted bathroom, complete with bath (and shower over), WC and an integrated wash hand basin. The dark oak effect laminate flooring has been continued through to the bathroom which adds not only continuity but also enhances the feeling of space within this delightful apartment. Heating and hot water is provided by gas central heating and there is double glazing.

Externally there are attractive landscaped communal grounds. There is an allocated parking space (number 29) within the development (accessed from Annandale Street Lane).





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THE LOCAL AREA

Huntingdon Place 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 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 The Botanical Gardens. Nearby St Marks Path easily connects to Edinburgh's excellent cycle network as well as to lovely walks along the Water of Leith.

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, Waverley Station and the Shore being less than a mile away.

EXTRAS

All light fittings, fitted flooring and kitchen appliances are included in the sale price. Some additional items of furniture are available by separate negotiation.

The factors are James Gibb and the quarterly factoring fee is approximately £250.

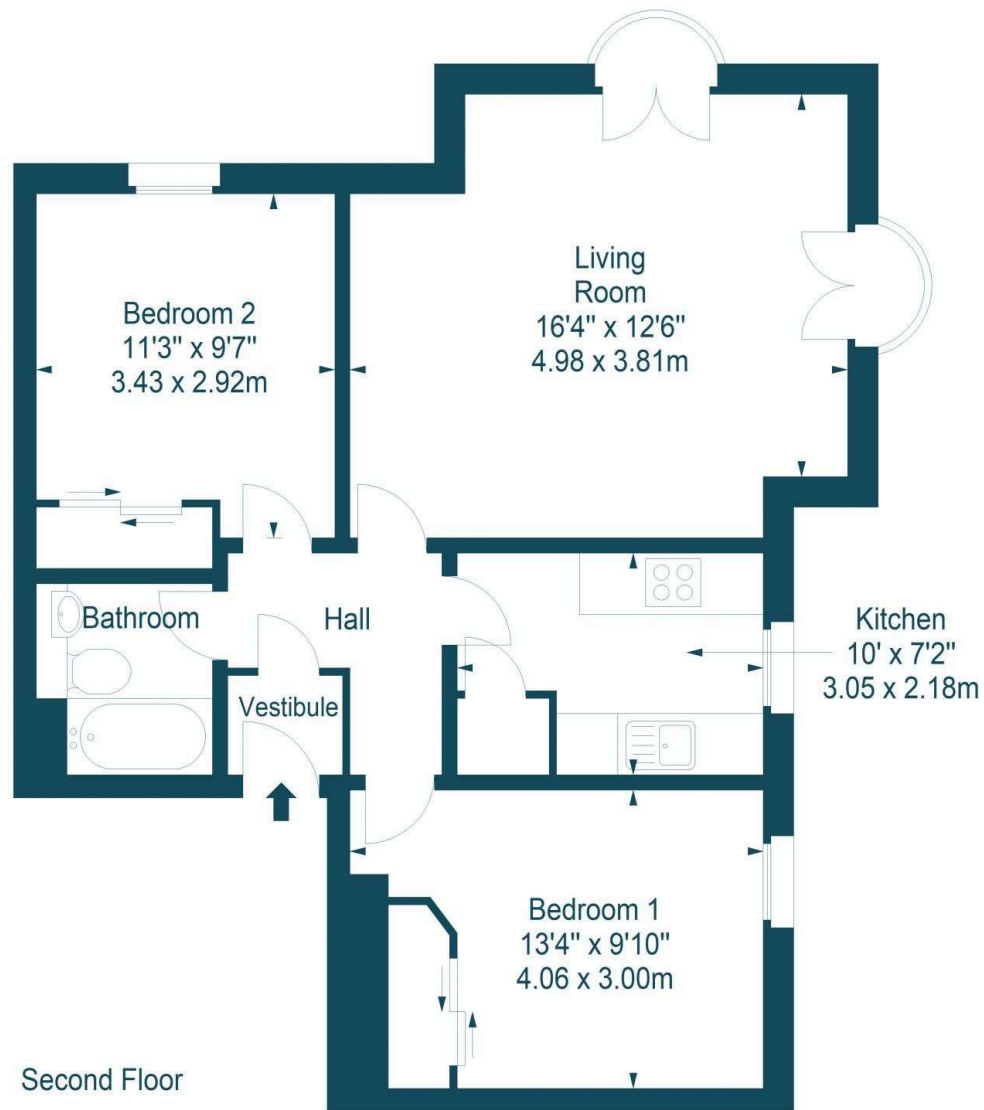
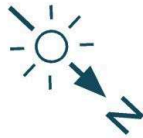
HOME REPORT VALUATION: £285,000



Huntingdon Place,
Edinburgh,
Midlothian, EH7 4AX



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
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Second Floor

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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.