

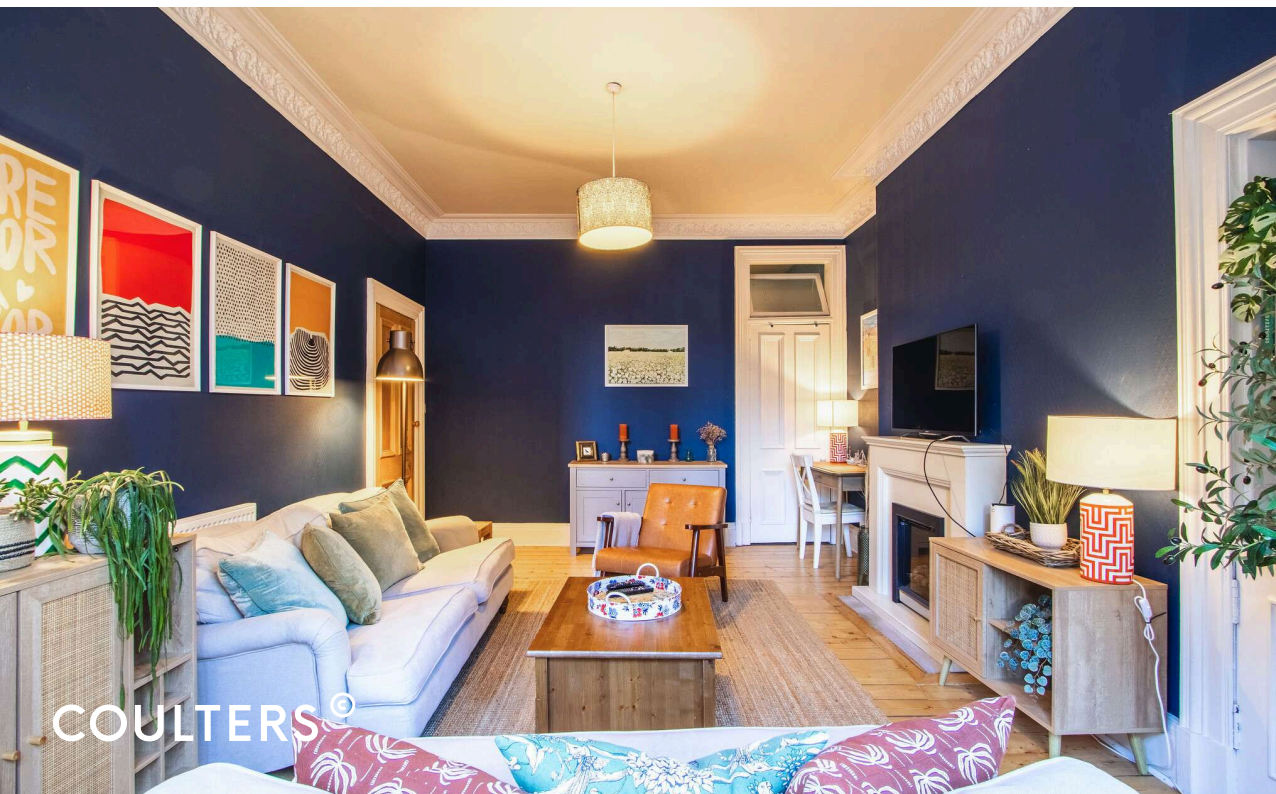
COULTERS[©]

102

102 EAST CLAREMONT STREET

BELLEVUE, EDINBURGH, EH7 4JZ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming two-bedroom maindoor flat is situated within a traditional Victorian tenement in the sought-after Bellevue area, on the eastern edge of Edinburgh's New Town. Beautifully proportioned and full of period character, the property benefits from private front and rear gardens and an enviable location within easy walking distance of the city centre.

The accommodation is accessed via a welcoming vestibule leading into a central hallway with useful storage. To the front, the elegant bay-windowed sitting room is a generous and inviting space, featuring ornate cornicing, an Edinburgh press, working shutters and a fireplace with electric fire.

KEY FEATURES



Beautifully presented maindoor flat.



Two double bedrooms plus box room.



Private gardens to both front and rear.



On street permit holder parking.



Ten minute walk into the city centre.



Fantastic independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - E



The spacious dining kitchen lies to the rear and offers plenty of room for entertaining and everyday living. Fitted with classic shaker-style cabinetry, it includes a large walk-in pantry cupboard and ample worktop space. A separate utility area provides additional storage and direct access to the private rear garden, a peaceful, paved outdoor space with planted borders.

There are two comfortable double bedrooms, both with attractive proportions and space for furniture. Both bedrooms feature stripped and sanded wooden floors, adding warmth and character. A versatile box room off the hall offers an ideal home office, dressing area or storage room. The bathroom is fitted with a traditional white three-piece suite and tiled walls.

The property further benefits from gas central heating, double glazing, and on-street permit parking. Beyond the private rear garden, residents also have access to a shared drying green.





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 light fittings, curtains, fitted floor coverings and white goods (excluding the washing machine and tumble dryer) are included in the sale price.

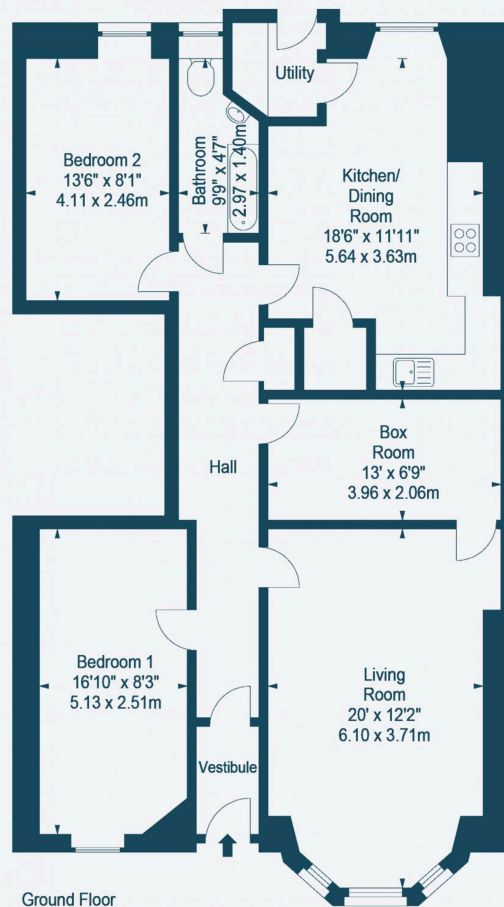




East Claremont Street,
Edinburgh, EH7 4JZ



Approx. Gross Internal Area
1032 Sq Ft - 95.87 Sq M
For identification only. Not to scale.
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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.