

COULTERS[©]

COULTERS[©]

16/5 BELFORD ROAD

EDINBURGH, EH4 3BL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16/5 Belford Road is a beautifully presented two-bedroom second-floor flat set within the highly desirable Dean Conservation Area of Edinburgh. Peacefully located yet just a short walk from the city's West End, Stockbridge and City Centre, this elegant apartment combines classic charm with contemporary comfort, offering a rare opportunity to enjoy tranquil living in the very heart of the capital. Situated within a period building, the property's interior is bright and airy throughout, with generous proportions and an inviting atmosphere.

KEY FEATURES



Charming second floor flat.



Two double bedrooms.



Outstanding views over Dean Village.



On street permit parking.



Within walking distance of The City Centre.



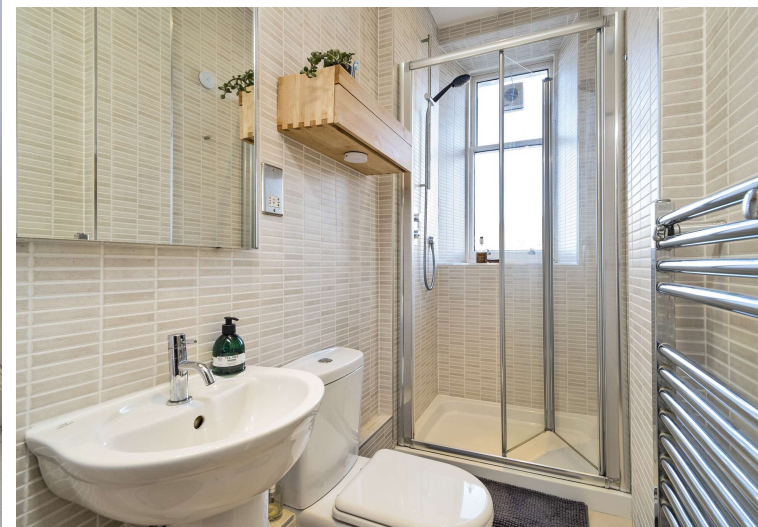
Picturesque Water of Leith nearby.



EPC Rating - C



Council Tax Band - D



The spacious sitting room is filled with natural light and provides a welcoming space for relaxing or entertaining while showcasing the home's character features and picturesque outlooks.

The modern fitted kitchen is both stylish and practical, offering generous storage, sleek work surfaces, and integrated appliances, making it perfectly suited to contemporary living. Both bedrooms are well-proportioned doubles with the principle benefitting from incredible Dean Village views. Both provide flexibility for guests, home working, or personal retreat. A smart, well-finished bathroom completes the accommodation, featuring quality fixtures and a clean, modern aesthetic.





THE LOCAL AREA

Belford Road, situated in the Dean Conservation Area, is an eclectic hub of historic buildings in a residential area, neighbouring the Water of Leith and picturesque Dean Village. It is a popular, central location which is just a short walk from the heart of the West End and cosmopolitan Stockbridge, both desirable districts which boast a variety of local restaurants, coffee shops and boutiques. A Waitrose in Comely Bank is just a 5 minute drive from the property.

The beautiful Scottish National Gallery is also nearby. Outstanding shopping and entertainment facilities, are available on Princes Street and George Street as well as at St James' Quarter. The central position of the property also means that you are moments from excellent transport links, with a variety of train, bus and tram routes providing access in and out of town as well as directly to Edinburgh Airport. For the motorists, efficient road links to the City Bypass and M8/9 are close by.

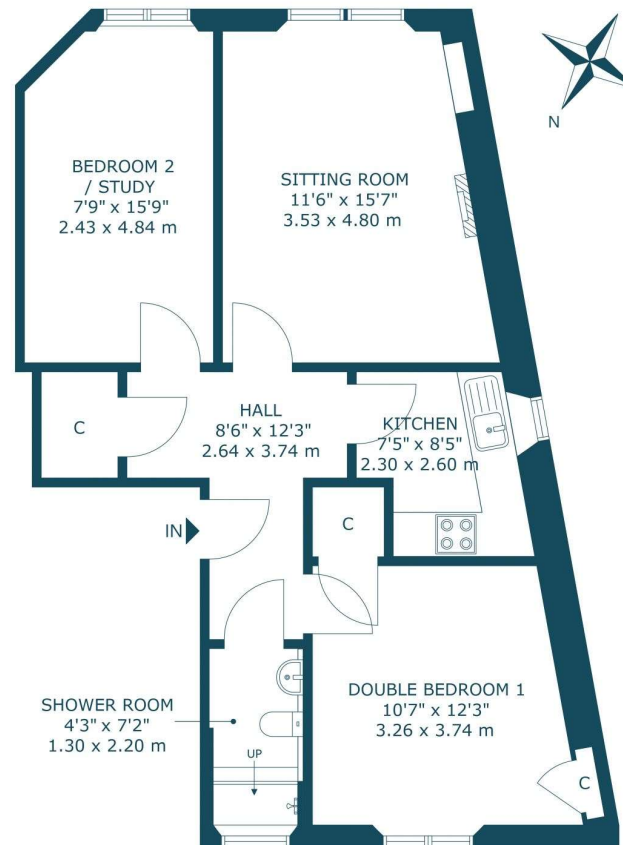


EXTRAS

All curtains, blinds, light fittings, fitted flooring, white goods and the wall unit in the bathroom are included in the sale price.

HOME REPORT VALUATION: £330,000





16/5 BELFORD ROAD, BELFORD, EDINBURGH, EH4 3BL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.