



Attractive and in walk-in condition

Two bedroom, third floor apartment



Set on the third floor of a modern, well-maintained development in the ever-popular Bellevue area of Edinburgh, this attractive two-bedroom apartment offers bright, contemporary accommodation in true move-in condition. Ideally located close to an excellent range of local amenities and within easy reach of the city centre, the property is perfect for professionals, first-time buyers, or those looking to downsize. A well-kept communal entrance with secure entry system and lift access to all floors provides a welcoming introduction to the building. Internally, the flat has a hallway with built-in storage and leads to the heart of the home, a generous open-plan living, dining and kitchen area. Finished with stylish laminate flooring, this impressive space is flooded with natural light and opens onto a private balcony, creating an ideal spot to relax. The contemporary kitchen is fitted with an attractive range of modern units, integrated appliances, and ample worktop space, while comfortably accommodating a dining table. The spacious living area provides plenty of room for seating, making it an ideal setting for everyday living and entertaining. The principal bedroom is a generous double, complete with a fitted wardrobe and a modern en-suite shower room. A second well-proportioned double bedroom also benefits from a fitted wardrobe, while the smart family bathroom completes the accommodation. Further benefits include double glazing, gas central heating, and excellent storage throughout. A particularly valuable feature is the private parking space within a secure double garage, as well as shared basement parking, offering both convenience and peace of mind. Combining spacious, modern interiors with an excellent location and superb amenities nearby, this outstanding apartment presents an exceptional opportunity to acquire an attractive home in a desirable residential area.

Key Features

Communal entrance

Hallway, with storage

Open plan kitchen, dining, living room with balcony

Master bedroom and ensuite shower room

Second double bedroom

Family bathroom

Double glazing

Gas central heating

Private parking space in secure double garage, plus shared basement parking

Factored by James Gibb - approx. £150 per month, includes the maintenance of common areas and buildings insurance

EWS1 - this property has an EWS1 certificate with a rating of A2



Bellevue

The sought-after district of Bellevue lies on the northern edge of Edinburgh's New Town, just a short walk from the city centre and an excellent range of local amenities. Everyday shopping is well catered for, with local stores in Canonmills and Broughton Street, including a Tesco supermarket, alongside a variety of independent shops, cafés, banks, and a post office. The area enjoys an exceptionally central location, with Princes Street, George Street, St James Quarter, and the luxury shopping destination of Multrees Walk all within easy walking distance. Bellevue is exceptionally well connected, with frequent bus services operating throughout the city. Waverley train Station, and the York Place tram stop are all within walking distance, with trams providing direct services to Edinburgh Airport. The property falls within the catchment area for the highly regarded Broughton Primary School and Drummond Community High School. For those who enjoy outdoor recreation, the Royal Botanic Garden Edinburgh, Inverleith Park, and the scenic Water of Leith Walkway and cycle paths are all nearby, offering excellent opportunities for walking, cycling, and leisure. The area also boasts an outstanding selection of cafés, bars, and restaurants, together with popular cultural and entertainment venues including the Edinburgh Playhouse and the Omni Centre.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

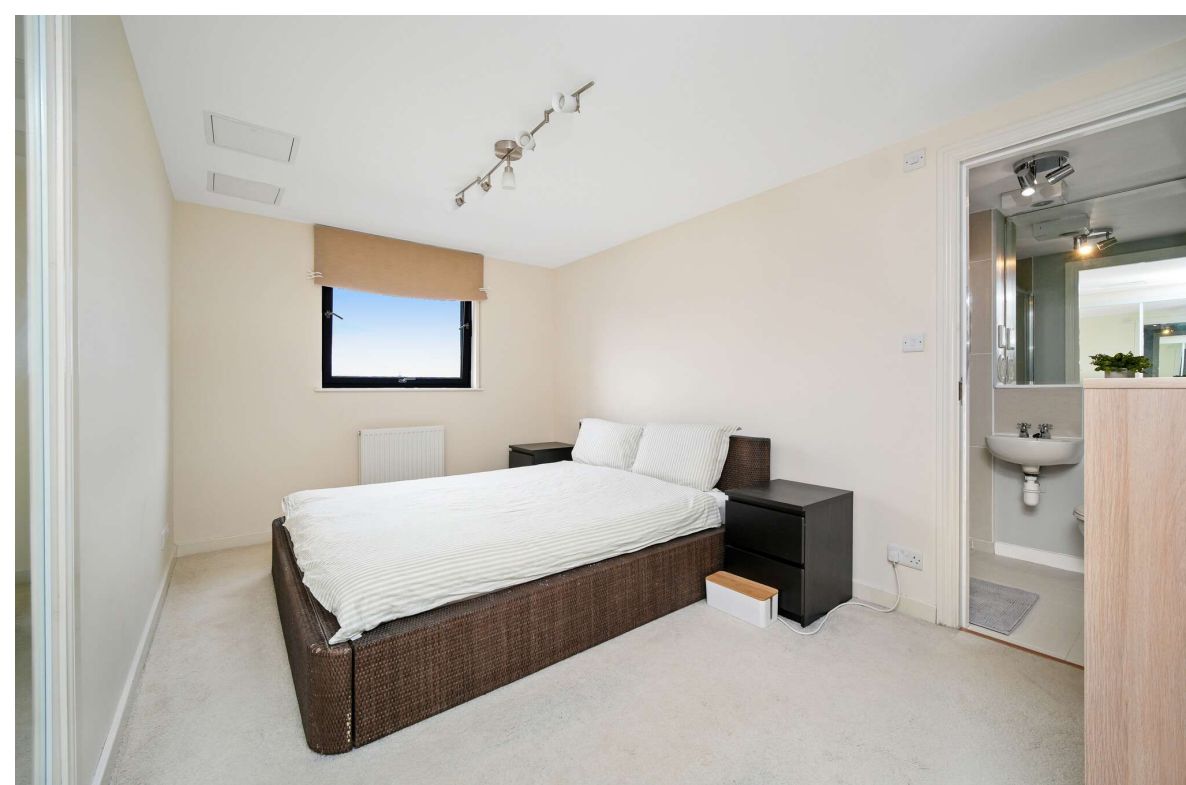
£350,000

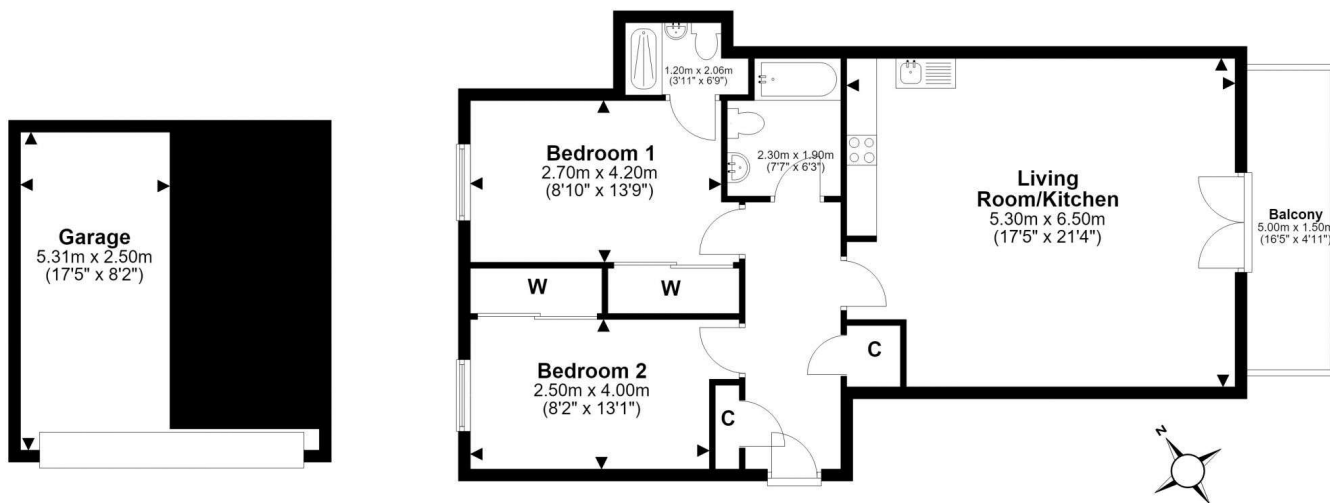
EPC Rating

B

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.