



**98/6 East Claremont Street**  
**Bellevue, Edinburgh, EH7 4JZ**

CALL US ON 0131 447 4747

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive living room with bay window & feature fireplace.
- Box room/study or home office.
- Fabulous dining kitchen with appliances.
- Larder storage cupboard.
- Utility room housing the washer/dryer.
- Well-presented & generously proportioned double bedroom.
- Contemporary fully tiled bathroom with shower.
- Outstanding views to rear to Arthur’s Seat & Calton Hill.
- •Gas central heating.
- Double glazing.
- Many original features.
- Well-maintained communal garden at rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A superb second-floor flat part of a traditional tenement building in the prestigious Bellevue district of the city, within walking distance of Edinburgh City Centre and an excellent range of amenities. The property would be an ideal purchase for a professional person or couple and is brought to the marketplace in move-in condition.

## LOCATION

East Claremont Street is situated within the sought-after district of Bellevue, northeast of the city centre and on the edge of the historic New Town. There are excellent local amenities nearby, including a Tesco Sainsburys and Lidl, while there is a wide selection of shops, cafes, delis, bistros, bars, and restaurants in nearby Broughton, Leith Canonmills and Stockbridge. Leith Walk and the cosmopolitan Shore area of the city, only a short distance away, offer an array of individual bars, bistros, and restaurants. For leisure and recreation facilities, there is Calton Hill, The Royal Botanic Gardens, Inverleith Park, St Marks Park, Pilrig Park and Leith Walkway & Cycle Path. The Edinburgh Playhouse Theatre and Omni Centre, with a VUE cinema and Nuffield Gym, and the St James Quarter shopping complex providing several high street stores, cinema and restaurants are also within walking distance. Regular buses and trams run to and from the city centre and surrounding areas, and Waverley Rail Station and St Andrews Bus Station terminus are conveniently close by. Edinburgh Airport, the Forth Road Bridge/ Queensferry Crossing, and the main motorway networks are within easy reach.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

D.  
APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.  
APPROXIMATELY 8.9 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, DOUBLE OVEN, FRIDGE/FREEZER, DISHWASHER AND THE WASHER/DRYER WITHIN THE UTILITY ROOM (THE DRYER IS CURRENTLY NOT IN WORKING ORDER). THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE WARDROBES WITHIN THE BEDROOM WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.





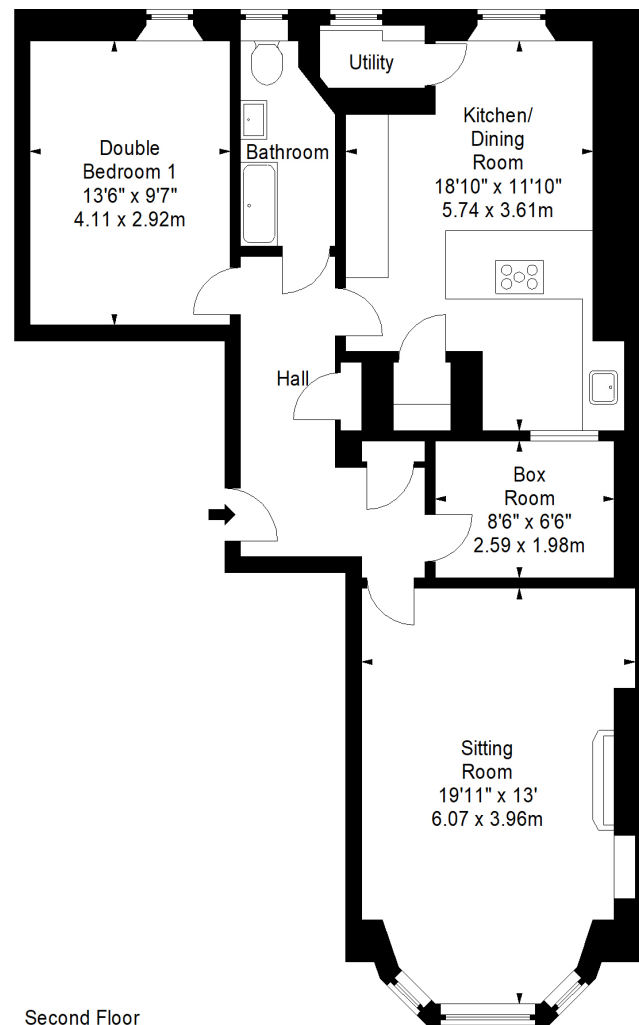


**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

**East Claremont Street,  
Edinburgh,  
Midlothian, EH7 4JZ**



Approx. Gross Internal Area  
818 Sq Ft - 75.99 Sq M  
For identification only. Not to scale.  
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Second Floor

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**WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.