

campbell
smith

11 (3F2) Bellevue Road,
Edinburgh,
EH7 4DA



- Sunny, attractively presented and well proportioned traditional Top Floor Flat
- Stylish accommodation of considerable character
- Excellent local amenities
- Entrance Hall
- Open plan lounge/dining/kitchen with views to Calton Hill
- Spacious double bedroom with feature fireplace
- Bathroom with white suite & shower
- Good storage
- Gas central heating with combination boiler
- Double glazing
- Shared rear garden
- Resident's permit parking
- Secure entry system

Offers Over : £220,000









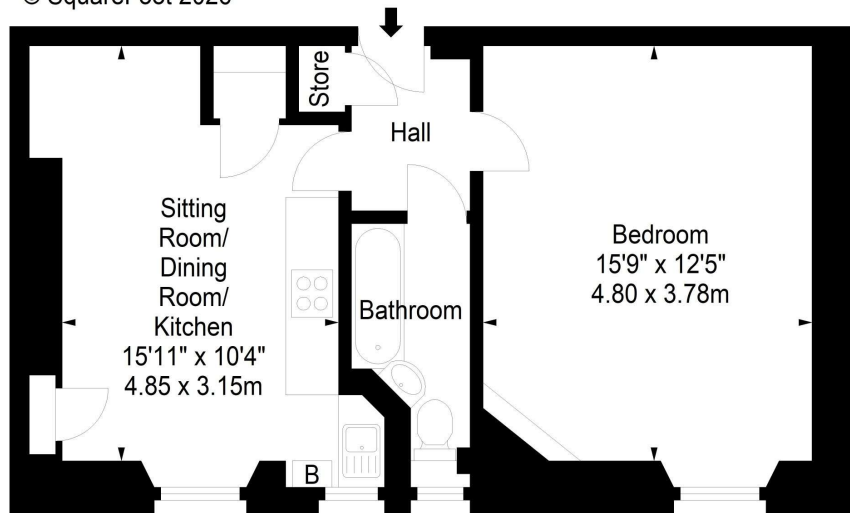




Bellevue Road,
Edinburgh,
Midlothian, EH7 4DA



Approx. Gross Internal Area
483 Sq Ft - 44.87 Sq M
For identification only. Not to scale.
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Third Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk



Extras

Induction hob, electric oven, cooker hood, washing machine/tumble dryer, fridge & freezer.



Buses

Bellevue Crescent - 8 & 9. McDonald Road - 10. Broughton Road - 36. From Leith Walk - 7, 11, 14, 26, 25 & 49. Leith Walk is also located on the tram line between Newhaven and Edinburgh Airport.



Shops

Tesco at Canonmills and on Duke Street, Lidl on Easter Road, Sainsbury's at Meadowbank Retail Park, Waitrose at Comely Bank and Morrison's at Piershill.



Schools

Broughton Primary School, St. Mary's RC Primary School, Drummond Community High School and St. Thomas of Aquin's RC High School



Parking

Residents permit parking is available on Bellevue Road and in the adjacent streets.



Council Tax Band C



EPC C



Factor

N/A



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.