



29 Bellevue Street  
Canonmills, EH7 4BX

**deans**   
Solicitors & Estate Agents LLP



## UPPER VILLA

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Permit and Pay Meter Parking
- EPC Rating – C



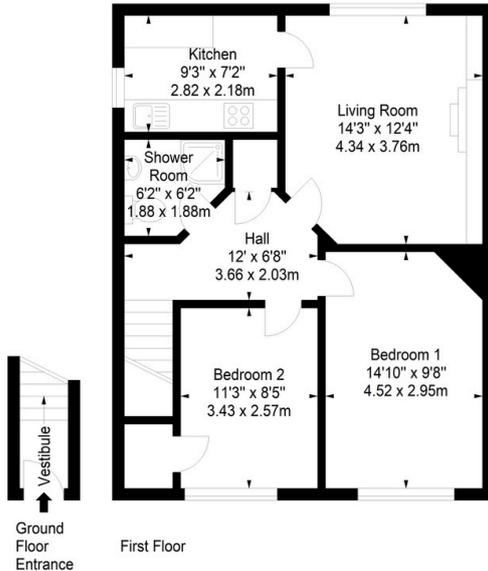
Quietly positioned, this charming dual-aspect main door upper villa is situated within the highly desirable location of Bellevue. The property is close to local requirements including Tesco & Lidl supermarkets with an abundance of other amenities to be found on Leith Walk and the City Centre. The property is within easy reach of the City Centre with a good public transport service readily available travelling to many parts of the City. The accommodation which requires some upgrading/cosmetic decoration would make an ideal home for the young professional/couple. Entrance stairs lead to the upper hall, sitting room overlooking the rear garden with fitted kitchen off, two good sized double bedrooms and modern shower room. There is permit and pay meter parking available within the area and a private rear garden. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, cooker and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



**Bellevue Street,  
Edinburgh,  
Midlothian, EH7 4BX**



Approx. Gross Internal Area  
679 Sq Ft - 63.08 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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