



123/2 Bellevue Road, Edinburgh, EH7 4DG

*Impressive three-bedroom duplex flat with private gardens and parking close to excellent amenities*

URQUHARTS  
EDINBURGH





## DESCRIPTION

123/2 Bellevue Road is an impressive three-bedroom duplex ground and first floor flat, forming part of a modern development, with private front and rear gardens and allocated residents parking. The property is superbly situated in the desirable Bellevue area within walking distance to the city centre, excellent schools, amenities and public transport links.

Welcoming entrance hall; bright living room overlooking the front; spacious kitchen / dining room with direct access to the enclosed rear garden; modern fitted kitchen with wall & base units and integrated appliances; and a WC with large storage cupboard. On the upper level, a master bedroom with en-suite shower room; two further good-sized double bedrooms, all with built in wardrobes; and a family bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room. Three double bedrooms (one en-suite). Bathroom. WC.

Gas central heating. Double glazing. Private front and rear garden with lawn and decking area. Well-maintained communal garden grounds. Allocated parking (one space) in a secure car park to the rear. Communal bike store. Lift to all floors. The development is factored by James Gibb and there is an approx. monthly fee £150 (including common buildings insurance).



## LOCATION

Bellevue Road is situated the sought-after area of Bellevue, north-east of the city centre and on the edge of the historic New Town. There are excellent local amenities nearby, including a Sainsburys, Tesco and Lidl, and 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. Catchment schools include Broughton Primary and Drummond Community High, St Mary's RC Primary and St Thomas of Aquin's RC High, with private schooling nearby at Edinburgh Academy, Fettes, and Stewarts Melville.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **B**

Tenure Freehold

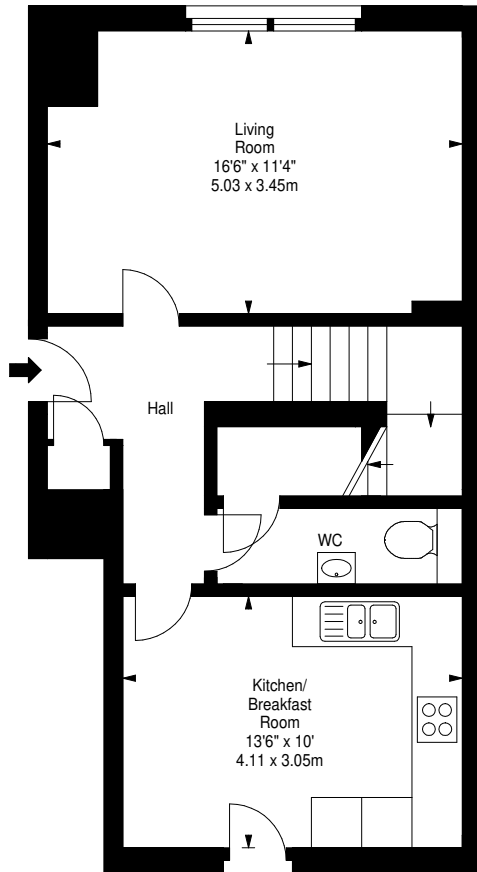
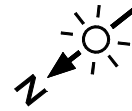




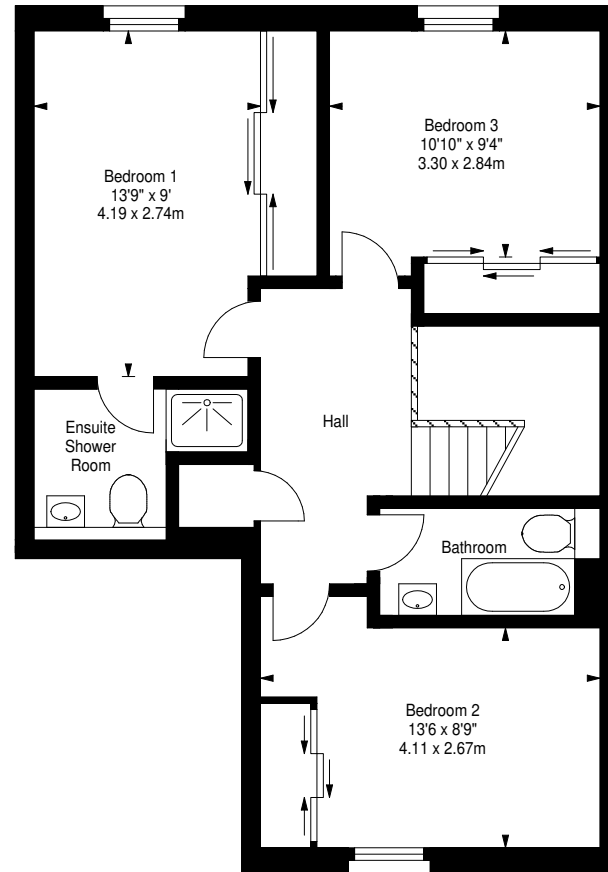
Flat 2,  
123 Bellevue Road,  
Edinburgh,  
Midlothian, EH7 4DG



Approx. Gross Internal Area  
1107 Sq Ft - 102.84 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).