

COULTERS<sup>©</sup>



# 17/4 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DL

1 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

17/4 Bellevue Road is an extremely engaging, well presented second floor flat, forming part of a traditional stone Victorian tenement building. The home benefits from delightful period features such as cornices, panelling and a beautiful fireplace. Located in the popular residential area of Bellevue, within walking distance of the city centre, this lovely two bedroom property benefits from plenty of natural light.

To the front of the property is a delightful bay windowed sitting room with an outlook to the front of the property. The striking fireplace forms a most appealing focal point in the room.



## KEY FEATURES

- Bright, beautifully presented Victorian second floor flat.
- An attractive double bedroom and boxroom.
- Well maintained west facing shared garden.
- Residents' permit holder on street parking.
- Located in the highly sought after area of Bellevue within walking distance of the city centre.
- An array of local amenities, independant retailers and cafes nearby.
- EPC Rating - C
- Council Tax Band - D



The spacious kitchen/dining room is located to the rear of the property, fitted with wall and base mounted cabinetry along with a contrasting wood effect worktop. The integrated appliances comprise: gas hob, electric oven, microwave, fridge/freezer and wine fridge. A good sized pantry is located in the kitchen, with a further storage cupboard in the hall. Also situated to the rear is the double bedroom, decorated in a neutral white with soft carpet underfoot.

The good-sized boxroom is currently utilised as a home office, benefitting from natural light provided by the window adjacent to the kitchen. A bright, modern shower room completes the internal accommodation, encompassing a sleek, bespoke spacious rainfall shower, a WC and bench mounted wash hand basin (and shelving below).

Externally, there is a west facing well-maintained communal garden to the rear (mainly laid with lawn) and on street residents' permit holder parking (Monday to Friday).



## THE LOCAL AREA

Bellevue Road is ideally situated just north east of Edinburgh's City Centre, less than a mile from Princes Street, in the desirable area of Bellevue. This popular spot, which is predominantly residential, boasts an excellent array of local amenities including independent shops, cafes and restaurants, local convenience stores and larger supermarkets such as the Tesco Superstore and Lidl in Canonmills. St James Quarter and the Omni Centre, with their many shops, eateries, entertainment venues and Nuffield Health Gym, are just a quick stroll away. For outdoor enthusiasts, lovely open spaces within proximity include Calton Hill and the stunning green spaces of Victoria Park, Inverleith Park and The Botanical Gardens. At the end of the road, St Marks Path easily connects to Edinburgh's excellent cycle network as well as to lovely walks along the Water of Leith. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services, a nearby tram stop that provides a direct connection to Edinburgh Airport and Waverley Station being less than a mile away.

## EXTRAS

All light fittings, fitted flooring, gas hob, electric oven, microwave, fridge/freezer and wine fridge are included in the sale. Some additional items may be available by separate negotiation.



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Bellevue Road,  
Edinburgh,  
Midlothian, EH7 4DL



Approx. Gross Internal Area  
842 Sq Ft - 78.22 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.