



98/2 East Claremont Street, Edinburgh, EH7 4JZ



Welcome

Welcome to East Claremont Street, occupying a desirable first-floor position within a traditional Edinburgh tenement in the ever-popular Bellevue district of Edinburgh, this charming one-bedroom flat offers bright, well-proportioned accommodation and represents an excellent opportunity for first-time buyers, professionals or investors alike. The property retains the character expected of a traditional Edinburgh tenement, with well-balanced room proportions allowing excellent natural light throughout. While immediately comfortable, it also offers scope for a purchaser to personalise to their own taste if desired. To the rear lies a beautifully maintained shared garden providing a peaceful outdoor space for residents to enjoy. On-street permit and metered parking are available, adding further convenience in this highly sought-after central location. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Open plan living room and kitchen
- Fully fitted kitchen area with white goods included
- Impressive double bedroom
- Bathroom presented as a modern shower room
- Electric heating
- Double glazing
- Secure entry system
- Permit and metered parking
- Beautiful, shared garden to the rear





Bellevue

Bellevue is one of Edinburgh's most desirable residential districts, positioned just to the north of the city centre. The area enjoys an excellent selection of independent cafés, restaurants, supermarkets and local shops, while nearby Broughton Street, Canonmills, Stockbridge and the New Town provide an exceptional range of amenities. The Omni Centre, St James Quarter and Edinburgh's city centre are all within easy walking distance. The area is well served by regular bus services and offers excellent road links throughout the city. Edinburgh Waverley Station, the tram network and cycle routes are all easily accessible, making Bellevue an ideal location for commuters. Green spaces including King George V Park, the Water of Leith Walkway and the Royal Botanic Garden are also close by, providing excellent opportunities for outdoor recreation.

Extras

Included in the sale are the integrated kitchen appliances, white goods, blinds where fitted and all fixtures & fittings.



Get in touch

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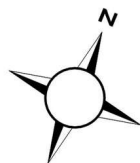
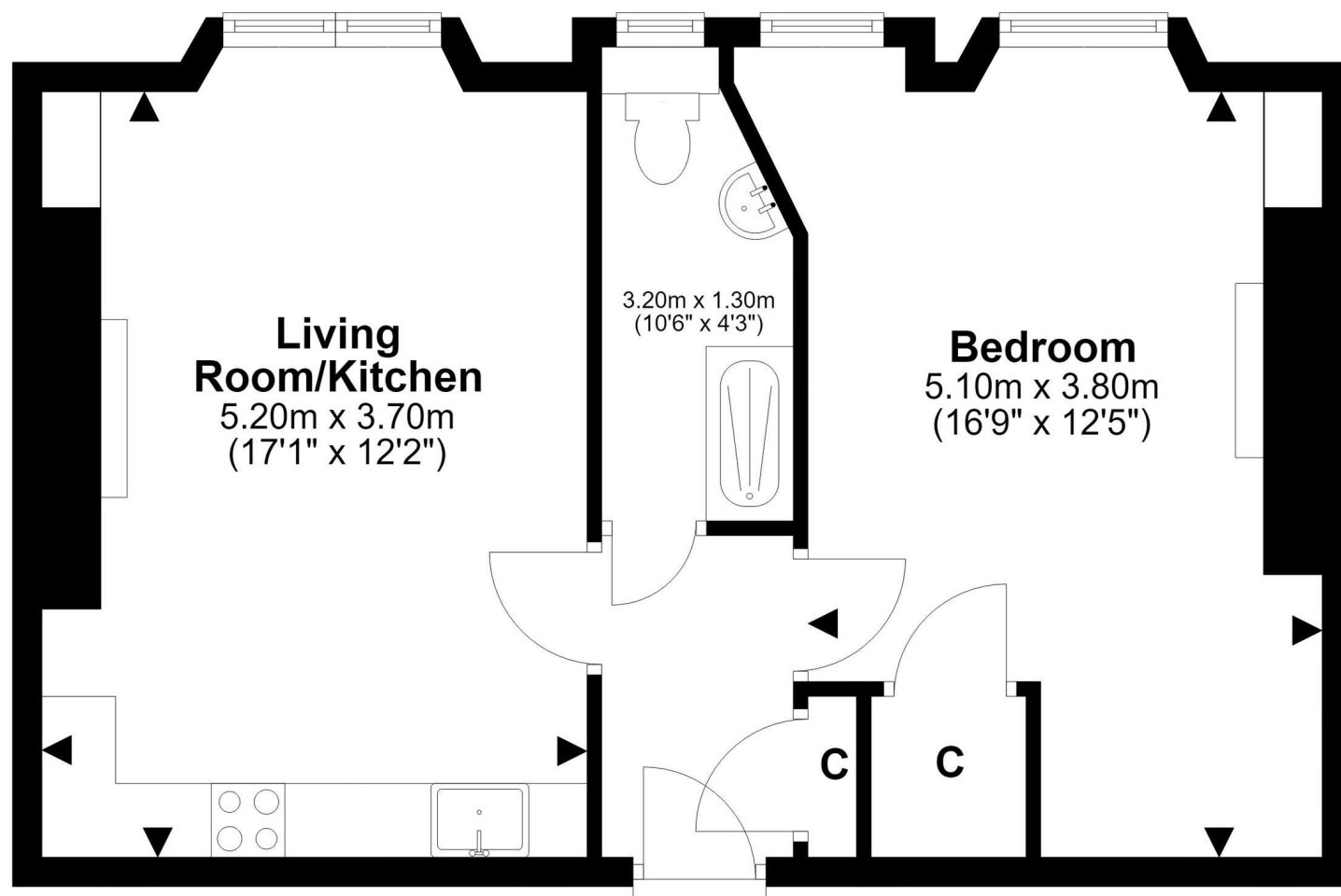
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.