



CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS

96
Bellevue Road
Edinburgh
EH7 4DE



Connell & Connell are delighted to offer on to the market this attractive extended end terrace villa which enjoys a fantastic location in the highly sought-after Bellevue area of Edinburgh, close to a superb variety of local amenities and within easy travelling distance of the City Centre. The property has been tastefully decorated throughout and offers a wonderfully flexible living space, well suited to the growing family and downsizers alike.

The flexible accommodation laid out over two floors comprises:

Ground floor

- Entrance porch
- Hallway with stairs to upper floor
- Ground floor shower room
- Bay window sitting room with wood burner
- Spacious L shape kitchen with doors to garden and space for dining
- Conservatory with access to garden

First floor

- Front facing double bedroom with built in wardrobes
- Second double bedroom facing the rear with stairs to floored attic with velux windows
- Family bathroom

External

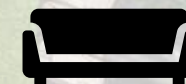
- Front garden laid to lawn with mature planting, driveway and side access to the rear garden
- Family friendly enclosed rear garden which has a large patio area and garden shed.



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2















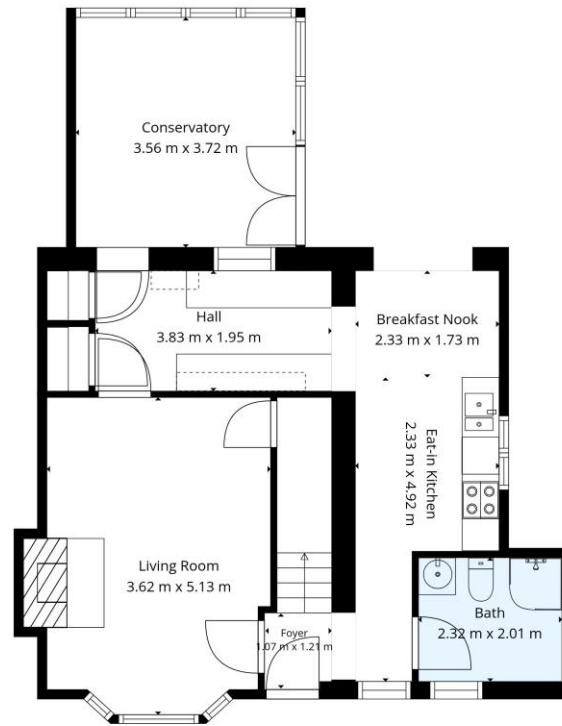
Bellevue is a prestigious area located on the eastern periphery of the City's impressive Georgian New Town. Nearby Canonmills offers a selection of shops, whilst Tesco has a large supermarket on Broughton Road. Heading up towards the east end, Broughton Street has a great choice of specialist shops and superb eateries. Recreational facilities within the east end area include the St James' Quarter, Omni Centre and restaurants on Elm Row and the Playhouse Theatre. The open green spaces of the Royal Botanic Gardens and Inverleith Park are within easy reach. The property is conveniently placed for those working in the main business sector, in and around the city centre. A regular bus service is on hand, which operates to Princes Street and other areas. Edinburgh Waverley is the nearest railway station, located at the east end of Princes Street. The City Bypass and main motorway networks are also easily accessible.

EPC Band- D

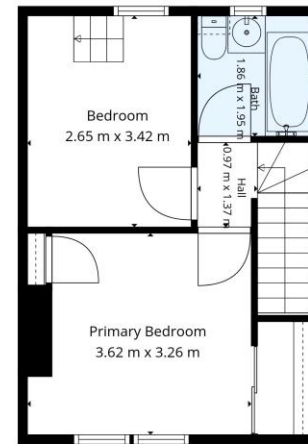
Council Tax Band- D



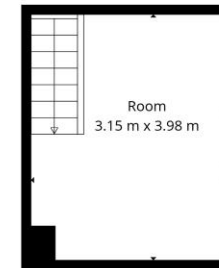




Ground Floor



First Floor



Second Floor

Total: 97 m²

Ground Floor: 66 M², First Floor: 31 M², Second Floor: 0 m²
Excluded Areas: Fireplace: 1 M², Low Ceiling: 13 M², Walls: 12 m²

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

