



66 Bellevue Road
New Town, EH7 4DE

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Open Plan Living Room/ Kitchen
- Three Bedrooms
- Bathroom
- Shower Room
- Private Front & Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – C



Bellevue Road is located in the vibrant and sought-after Bellevue district, just north of Edinburgh's historic New Town. This stylishly presented end-terraced house forms part of a desirable residential setting. The property is ideally situated within walking distance of a wide range of local amenities, highly regarded schools, and the beautiful Royal Botanic Garden Edinburgh, as well as the bars and restaurants of Leith Walk and the St James Quarter. Excellent public transport links are also close at hand, with easy access to bus, tram and rail services via nearby Waverley Station. The accommodation is presented in move-in condition, having been recently renovated throughout, and comprises a welcoming entrance hallway, bright and spacious living/dining room, kitchen with glazed sliding doors opening to the rear, three bedrooms, a convenient downstairs shower room, and a family bathroom with shower over the bath. Externally, the south-facing rear garden has been left as a blank canvas, offering purchasers the opportunity to create and design their own outdoor space to suit their individual tastes and requirements. To the front, a private driveway provides convenient off-street parking for two vehicles and has been pre-wired for electric vehicle charging, offering an excellent foundation for future EV charger installation. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer and dishwasher. All appliances included in the sale are new and sold as seen, with no warranty provided. The property also benefits from a desirable south-facing aspect, allowing it to enjoy excellent natural sunlight throughout the day and into the evening.



Bellevue Road,
Edinburgh,
Midlothian, EH7 4DE



Approx. Gross Internal Area
1022 Sq Ft - 94.94 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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