campbell smith

11 (3F2) Bellevue Road,
Edinburgh,
EH7 4DA



- Sunny, attractively presented and well proportioned traditional Top Floor Flat
- Stylish accommodation of considerable character
- Excellent local amenities
- Entrance Hall
- Open plan lounge/dining/kitchen with views to Calton Hill
- Spacious double bedroom with feature fireplace
- Bathroom with white suite & shower
- Good storage
- Gas central heating with combination boiler
- Double glazing
- Shared rear garden
- Resident's permit parking
- Secure entry system

Fixed Price £225,000

espc / rightmove / Zoopla / s1homes.com / / /

camsmith.co.uk


























SCHOOL
KEEP
CLEAR

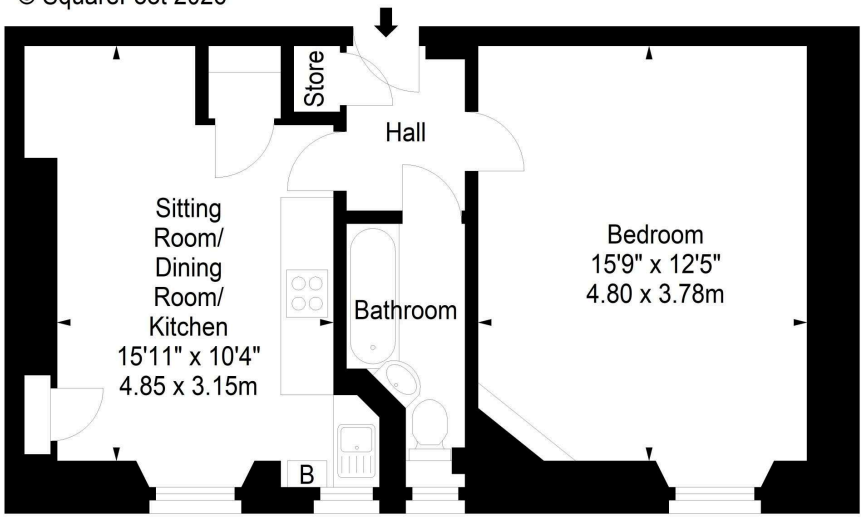




Bellevue Road,
Edinburgh,
Midlothian, EH7 4DA

SquareFoot

Approx. Gross Internal Area
483 Sq Ft - 44.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

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21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

Extras
Induction hob, electric oven, cooker hood, washing machine/tumble dryer, fridge & freezer.

Buses
Bellevue Crescent – 8 & 9. McDonald Road – 10. Broughton Road – 36. From Leith Walk – 7, 11, 14, 26, 25 & 49. Leith Walk is also located on the tram line between Newhaven and Edinburgh Airport.

Shops
Tesco at Canonmills and on Duke Street, Lidl on Easter Road, Sainsbury's at Meadowbank Retail Park, Waitrose at Comely Bank and Morrison's at Pershill.

Schools
Broughton Primary School, St. Mary's RC Primary School, Drummond Community High School and St. Thomas of Aquin's RC High School

Parking
Residents permit parking is available on Bellevue Road and in the adjacent streets.

Council Tax Band C

EPC C

Factor
N/A

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.