



# 18 Bellevue Street

Bellevue, Edinburgh, EH7 4BY



VMH ESTATE AGENTS





**Bright and spacious two bedroom terraced home with the added benefit of a versatile attic room and south facing private garden.**

- Sitting room with bay window
- Stylish fitted kitchen/dining room
- Double bedroom 1
- Double bedroom 2
- Attic Room
- Contemporary bathroom
- Private south facing rear garden
- Ample residents' permit parking
- Beautifully presented family home
- Gas central heating & double glazing



**Offers Over: £TBC**

**EPC Rating: C**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**



# About the Property

Located in the highly desirable residential area of Bellevue, this is a superb, well-proportioned two bedroom terraced house situated within easy walking distance of an excellent range of local amenities on cosmopolitan Broughton Street, Canonmills and the City Centre.

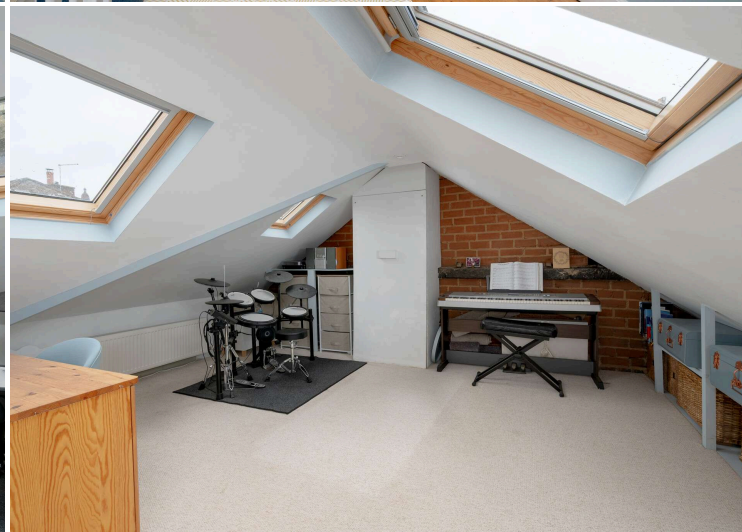
The property offers beautifully presented, stylish accommodation, in good order throughout, with the benefit of an attic room and south facing private garden.

## Extras

To include all fitted carpets, curtains curtain rails & blinds, integrated washing machine, fridge/freezer, oven & hob. Please note the kitchen shelves will be removed.







## Location

Bellevue is located only a short walk from the commercial heart of Edinburgh's Princes Street and George Street. This location offers all the convenience of city living combined with the benefit of good local amenities and transport links. There is an array of high-quality restaurants, bars and shops within easy reach especially on Broughton Street. There are ample shopping facilities close by at St James Quarter and leisure facilities at the Omni Centre include a multi-screen cinema, Nuffield Health Fitness & Wellbeing Gym and numerous restaurants. There are excellent transport links with bus services to the city centre, the tram terminus at York Place and Waverley rail station and St Andrew Square bus station within easy walking distance. The delightful open green spaces of the Royal Botanic Gardens, Warriston Playing Fields, Inverleith Park and the impressive Water of Leith walkway and cycle path, are also within close proximity.

# 18 Bellevue Street, Edinburgh, Midlothian, EH7 4BY



Ground Floor

First Floor

Second Floor



House - Approx. Gross Internal Area - 962 Sq Ft - 89.37 Sq M

For identification only. Not to scale. © SquareFoot 2026





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.