



1 Bellevue Gardens
BELLEVUE | EDINBURGH | EH7 4JX


warners
solicitors & estate agents



1 Bellevue Gardens

BELLEVUE | EDINBURGH | EH7 4JX

Warners are delighted to present this extended end-terraced villa, quietly positioned within the ever-popular Bellevue district of Edinburgh. Offering generous and flexible accommodation over two levels, this attractive home is ideally suited to growing families, benefiting from a substantial rear garden, a private two-car driveway, and an excellent location within easy reach of the city centre.

The ground floor opens with a welcoming entrance hall leading to a bright and spacious bay-windowed living room, creating an inviting space to relax or entertain. To the rear, the generous dining room provides ample space for family meals and social occasions, with direct access to a charming conservatory overlooking the garden. The fitted kitchen offers a practical layout with excellent storage and workspace, while a versatile third bedroom on the ground floor is perfect as a guest room, home office or playroom.

Upstairs, the property offers two well-proportioned double bedrooms, both enjoying excellent natural light, together with a modern family bathroom, with shower over bath, completing the accommodation.

Externally, the home continues to impress with a large, enclosed rear garden providing an ideal setting for outdoor dining, children's play or gardening enthusiasts. To the front, a private driveway offers convenient off-street parking for two vehicles.

Bellevue is one of Edinburgh's most desirable residential locations, combining a peaceful setting with outstanding convenience. The city centre, St James Quarter, Leith Walk and the vibrant Shore are all within easy reach, while excellent local amenities, highly regarded schools, green spaces and regular public transport links are close by.

- Extended end-terraced home in sought-after Bellevue
- Spacious living, dining room and conservatory
- Flexible three-bedroom accommodation
- Large private rear garden
- Private driveway for two vehicles
- Excellent city-centre access and transport links

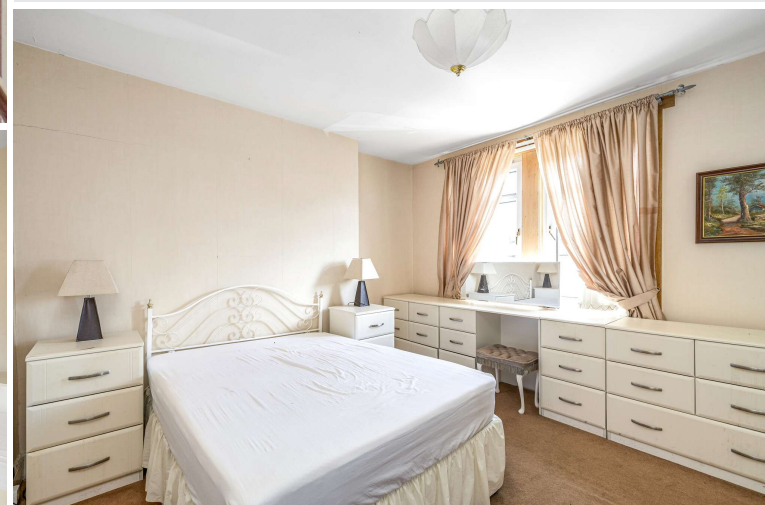
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

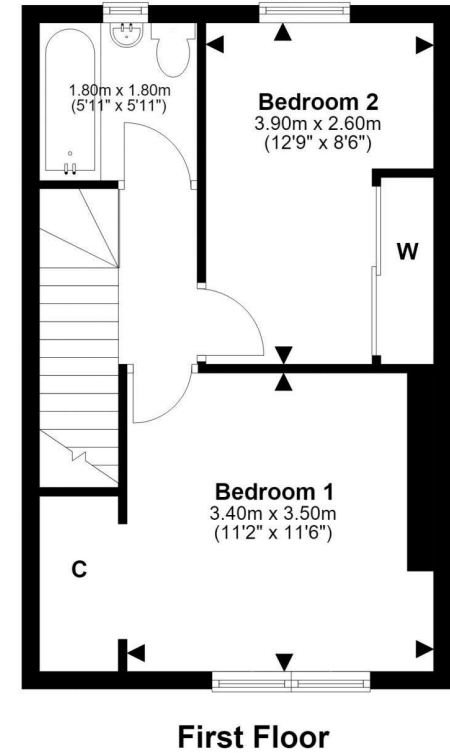
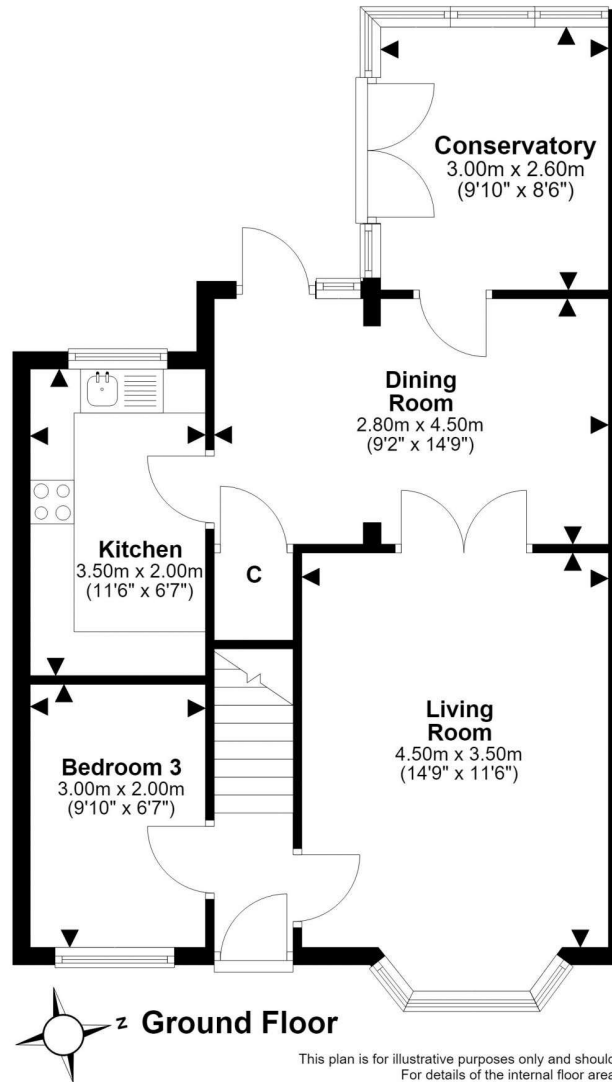


Energy Rating D. Council Tax D.

All fixtures, fittings and integrated appliances will be included in the sale while other items of furniture can be available with separate negotiation.

Bellevue, on the outskirts of Edinburgh's northern New Town, is an ever popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small specialty shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Areas nearby include Canonmills and Broughton. Princes Street and the designer outlets on Multrees Walk and George Street can be reached on foot or by public transport. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and fitness centre are situated at Greenside Place. There are local shops in Broughton Street and a nearby Tesco. A frequent local bus service provides access throughout the city and surrounding areas.





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.