



BELL'S BRAE

Edinburgh, EH4

AN IMMACULATE CONTEMPORARY DUPLEX APARTMENT

Located peacefully in the heart of the Dean Village.


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Private


EPC
B

Local Authority: The City of Edinburgh Council
Council Tax band: G
Tenure: Freehold

Offers Over: £950,000



DESCRIPTION

Forming part of an exclusive courtyard development nestled within the picturesque Dean Valley, this exceptional home enjoys one of Edinburgh’s most sought-after settings. Offering a tranquil escape surrounded by nature, it is just a short walk from the vibrant amenities of Stockbridge and the West End, creating a rare balance of peace, convenience and city living.

Beautifully presented throughout, the property extends to approximately 1,893 sq ft over two floors and has been thoughtfully designed to maximise both space and natural light. At the heart of the home is a magnificent open-plan sitting and dining room, which opens seamlessly onto a west-facing balcony enjoying stunning views over the Water of Leith, providing the perfect setting for relaxing or entertaining.

The bespoke Bulthaup kitchen is finished to an exceptional standard and equipped with premium Miele appliances, a wine fridge and a Quooker tap, offering both style and practicality for modern living.

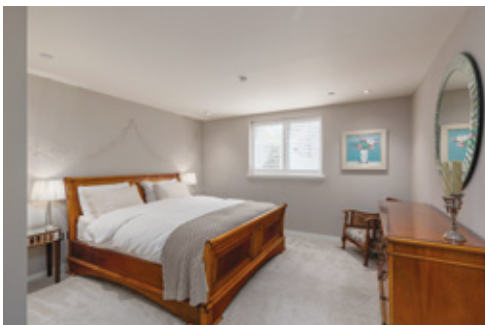
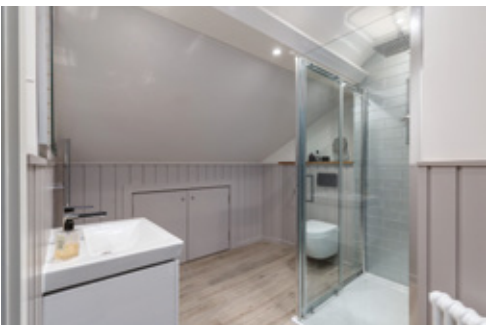
The accommodation comprises three generous double bedrooms, including an impressive principal suite with excellent built-in storage and access to a luxurious bathroom. A further bathroom, separate utility area, vestibule and extensive eaves storage complete the accommodation, all carefully arranged to provide comfort and functionality.

Further benefits include a private garage with a remote-controlled access door, an electric vehicle charging point, and a dedicated parking space, enhancing the convenience of this outstanding city residence.

FEATURES

- Prime location
- Main door
- Three bedrooms
- Two bathrooms
- West-facing private balcony
- Garage with electric car charging point
- Access to Belgrave Crescent Gardens





LOCATION

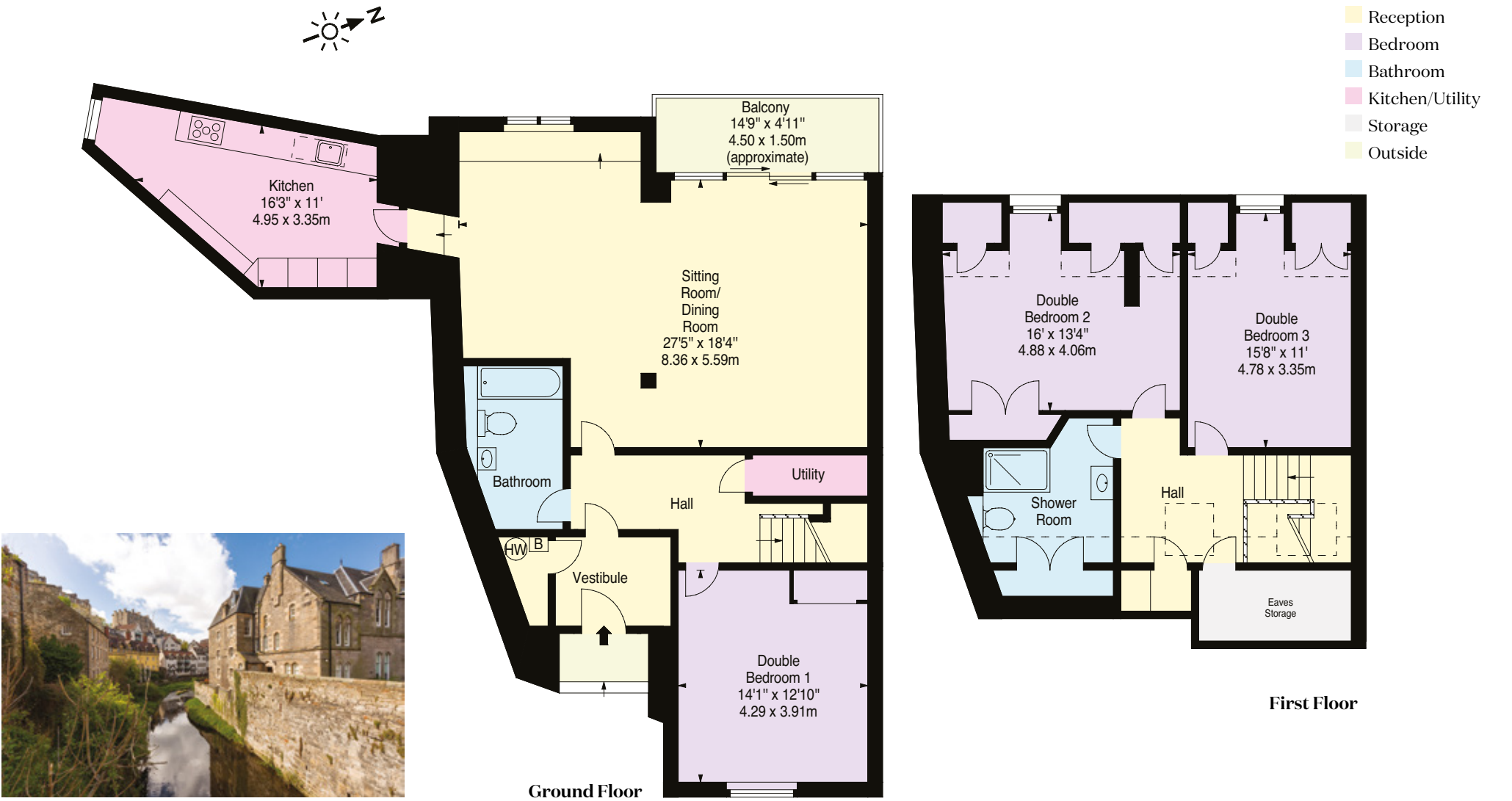
Bell’s Brae enjoys a peaceful and secluded setting, tucked away amidst mature greenery along the banks of the Water of Leith in the picturesque Dean Village—one of Edinburgh’s most desirable West End locations.

This exclusive development offers an ideal base, with easy access along the pedestrian waterside path to Stockbridge, with its’ eclectic mix of bars, restaurants and independent shops. A little further, George Street provides an even broader selection of high-end retailers, blending international names with local boutiques. Supermarket shopping can be found close by at Waitrose at Comely Bank, and the larger retail park of Craighleith is less than 10 minutes away. Edinburgh’s wonderful selection of theatres, museums and galleries are all within easy reach.

For leisure, the private Drumsheugh Baths Club, one of the oldest swimming clubs in Britain, is a mere two minute walk and a public pool can be found at Stockbridge. A selection of tennis and gym facilities are all nearby. The property is within the catchment area for Belgrave Crescent Gardens, one of Edinburgh’s finest private gardens, and membership is available by application and for an annual fee.

The area boasts excellent transport links by rail and Edinburgh International Airport is also easily accessible, just a 30-minute drive or tram ride away.

The property is close to renowned independent schools including The Edinburgh Academy, Fettes College, and Erskine Stewart’s Melville Schools.



Approximate Gross Internal Area
1893 Sq Ft - 175.86 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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