

52 Claremont Court, Bellevue, Edinburgh, EH7 4LA



52 Claremont Court | Bellevue | EH7 4LA

Description

52 Claremont Court is a bright and welcoming maisonette property of immense appeal located in a sought-after area of Edinburgh and forming part of unique listed building designed by Basil Spence. Situated within easy walking distance of an excellent range of local amenities on cosmopolitan Broughton Street, Leith and the City Centre, the property provides comfortable and easily manageable living space which represents a superb city pad for for first-time buyers, professionals, couples and young families.

Features

- Stunning uninterrupted views to Edinburgh Castle
- Beautifully presented second and third floor maisonette
- Well equipped, sleek kitchen with granite worktop
- Two double bedrooms, one with walk-in cupboard
- Two private balconies
- Excellent storage facilities
- Gas central heating and double glazing ensures a comfortable and ambient living environment
- Residents permit parking
- Well tended shared gardens
- Within walking distance of Edinburgh City Centre and excellent local amenities

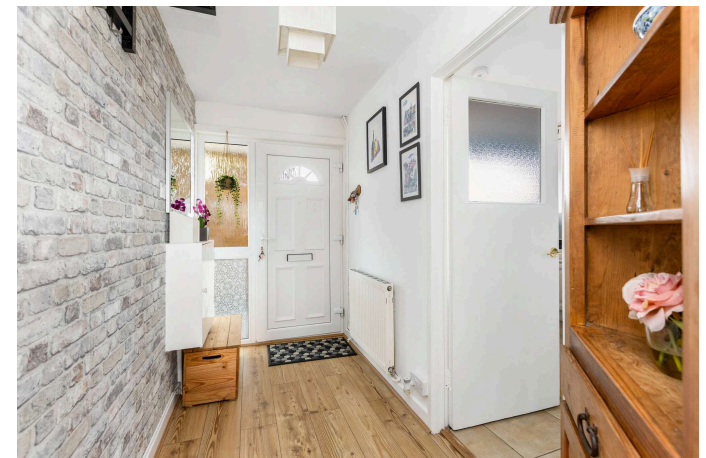
Extras

The curtains, blinds, cooker, fridge/freezer and washing machine are included.

EPC Rating: C

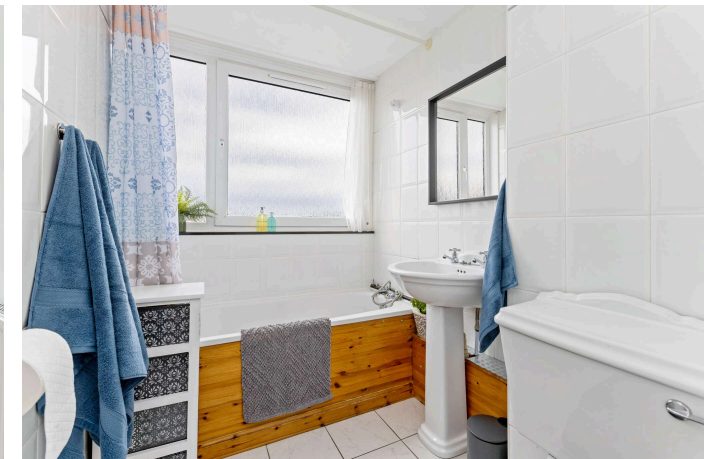
Price and Viewing

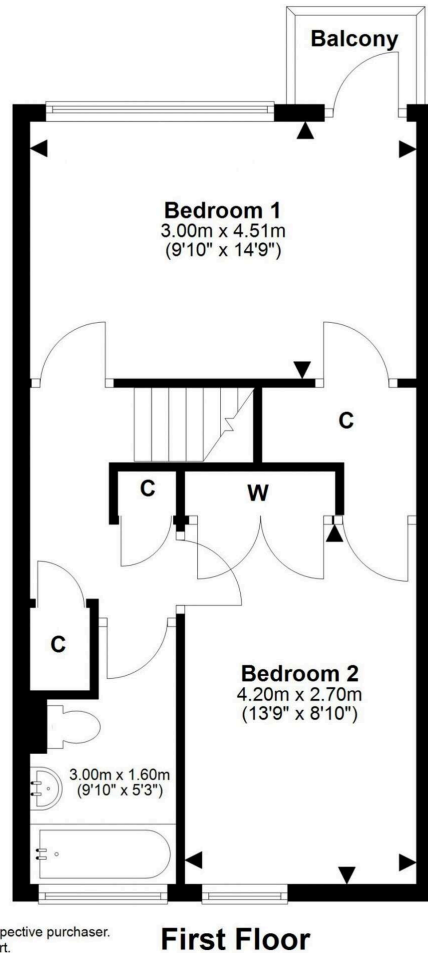
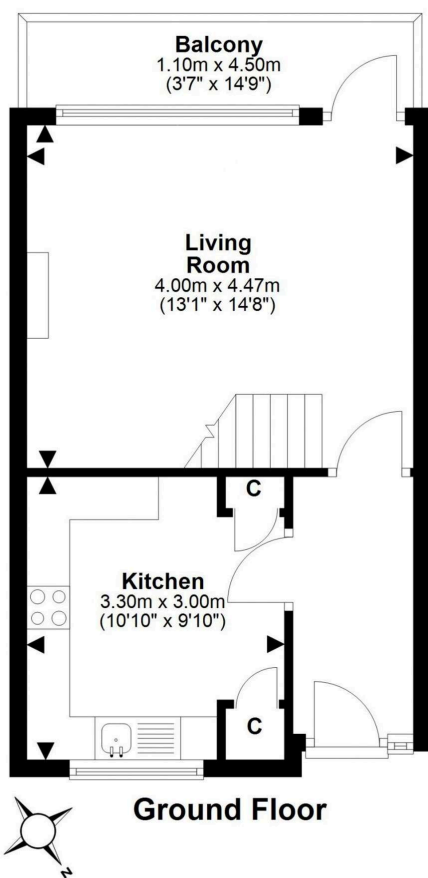
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Bellevue is an exclusive residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street. Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street or St James Quarter. Either of these locations are well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity. The Royal Botanic Gardens is only a short walk away, beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. Regular bus services operate to all parts of the Capital and the nearby Tram Service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by.





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.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc