



Offers Over  
**£220,000**

## 24 (1F2) Bellevue Crescent

Bellevue | Edinburgh | EH3 6NF

A fantastic opportunity has arisen to purchase this impressive, first floor flat forming part of a handsome A-listed Georgian building, situated within the heart of Bellevue, close to excellent amenities, transport links and the city centre.

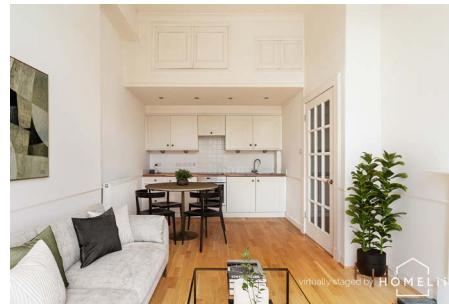
- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Communal Garden
- EPC Rating – E
- Council Tax Band - C



## Description

The property would undoubtedly appeal to first time buyers or young professionals and in brief comprises; secure entry system, welcoming entrance hallway with useful storage, light and airy reception room with beautiful high ceilings, open plan fitted kitchen with integrated appliances, spacious double bedroom with ample space for different furniture configuration, and shower room. Further benefits include electric central heating and refurbished sash & case windows (new bedroom window replaced 2022).

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge and integrated washing machine.

## Gardens & Parking

There is a well maintained communal garden to the rear mainly laid to lawn. Permit and metered parking is available to the front and in the surrounding area

## Viewing

By appointment through Neilsons 0131 625 2222.



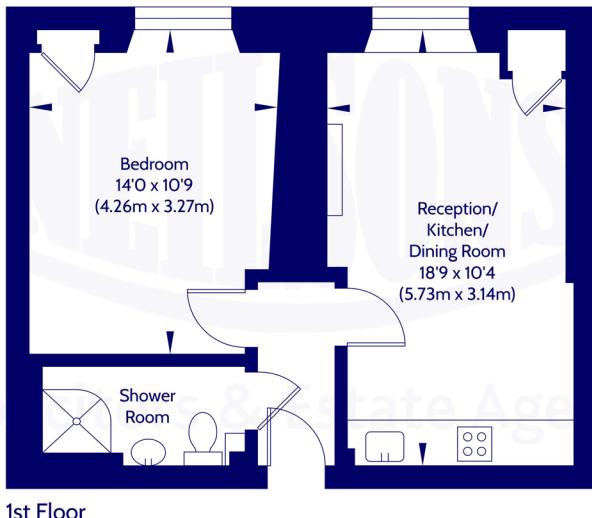


## Location

The property is located in Edinburgh's popular Bellevue area, with its lovely, cobbled streets, spectacular architecture and superb amenities. There are a wide variety of cafes, shops and restaurants on nearby Broughton Street and the heart of the city and all the fantastic facilities therein are only a short walk or bus ride away. Both Princes and George Street are within close proximity together with the recently completed St James's Quarter, which houses a fabulous range of popular High Street Retailers, including a large John Lewis. The trendy neighbouring district of Stockbridge has a weekly Sunday market and is home to many popular bars and restaurants. There are a variety of beautiful green spaces within walking distance including The Royal Botanical Gardens and Inverleith Park, together with pleasant walks along the Water of Leith towards the Gallery of Modern Art. There is also easy access to the walkways and cycle path network providing an excellent off-road route to many parts of the City, as well as excellent public transport (bus & tram).



Approx. Gross Internal Floor Area 40 Sq M / 429 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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