

campbell  
smith

23/8 Bellevue Road,  
Edinburgh,  
EH7 4DL



- Excellent top floor flat enjoying a superb view to Arthur's Seat & Calton Hill
- Ideally placed for easy access to the city centre
- Traditional tenement with entry phone
- Hall with stripped apartment doors
- Sitting room with cast iron fireplace & built-in breakfast bar
- Kitchenette with appliances
- Generous double bedroom with corner fireplace
- Bathroom with white three piece suite
- GCH/DG
- Communal garden
- Photos taken April 2025

Fixed Price: £215,000



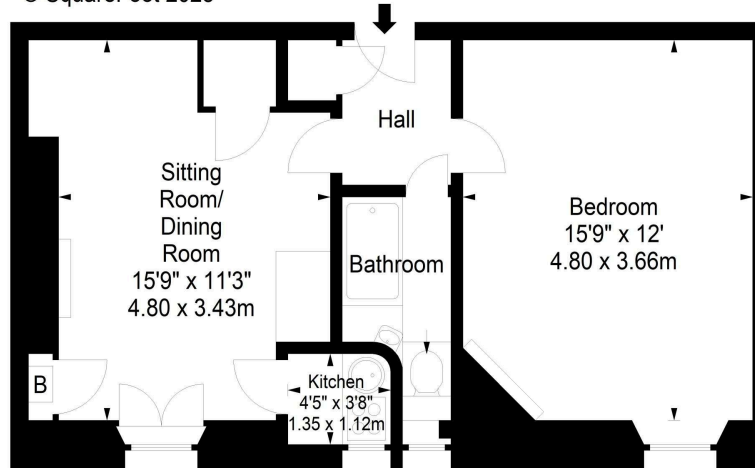
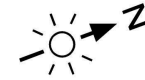




**Bellevue Road,  
Edinburgh,  
Midlothian, EH7 4DL**



Approx. Gross Internal Area  
484 Sq Ft - 44.96 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Third Floor

**+** Extras  
The fitted carpet & white goods are included. The furniture is available

 Buses  
Mansfield Place - 8, 9, 13. Gayfield Place - 8, 10, 11, 16, 25. N11, N16. Tram halts on Leith Walk & Picardy Place

 Shops  
Local convenience store on Bellevue Road, Leith Walk, Tesco - Broughton Road, Lidl - Logie Green Road

 Schools  
Broughton PS, St Mary's RC PS, Drummond Community High, St Thomas of Aquin's RC High

 Parking  
Council resident's permit scheme

 Council Tax Band - B

 EPC - D

 Factor  
None

 Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)