



19a
Bellevue Crescent
Bellevue
Edinburgh
EH3 6NF



SALTIRE

An excellent opportunity has arisen to purchase this delightful, generously proportioned 2-bedroom basement flat situated in a very central and highly sought after residential area on the outskirts of the historic New Town.

Accessed from a communal passage into the flat, the accommodation comprises:

- Welcoming and spacious entrance hall.
- Bright and spacious rear facing living room with doors out to the shared garden.
- Kitchen fitted with a range of modern base and wall mounted units. Integrated oven, gas hob and extractor. Ample space for freestanding appliances.
- Front facing twin window bedroom. Space for wardrobes and freestanding furniture.
- Second double rear facing bedroom.
- Shower Room located off the hall with vanity sink, toilet, shower enclosure with electric shower.

Internally the property offers spacious accommodation and benefits from gas central heating, sash and case windows and good storage facilities. Ideally positioned, the property lies within a short walking distance of the City Centre, Edinburgh Waverley railway station, St Andrew's bus station and the tram terminal on Picardy Place which provides easy access to Edinburgh Airport and Newhaven. Nearby Broughton Street and the New Town have excellent local amenities with independent retailers and quality restaurants, bars and cafes. For everyday provisions, a Tesco supermarket and a Sunday local food market are located in close proximity.

Leisure facilities situated within a couple of minutes walk at the top of Broughton Street include the St James Quarter with a superb range of restaurants, retail stores, cinema and hotel, the Omni Centre with cinema and a Nuffield Health gym and Edinburgh's Playhouse Theatre. The green spaces of Calton Hill, Royal Botanical Gardens and Water of Leith walkway are also within walking distance. Excellent schools in both the state and private sector are easily accessible.



Viewing by appointment on 0131 524 3800















Externally:

There is a well-kept communal garden located to the rear of the building accessed via the communal entrance hall and direct via French doors from the living room. Courtyard to the front.

For the car owner, permit and metered parking is available to the front and surrounding streets.

- EPC Band- C
- Council Tax Band- E





