



*STUNNING ONE BEDROOM  
FLAT IN BELLEVUE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this one-bedroom, second-floor flat nestled within the prestigious neighbourhood of Bellevue that effortlessly blends timeless elegance with modern comfort. This property makes the perfect home or lucrative investment opportunity.

As you step the flat you immediately find the welcoming living room on your right, adorned with a large bay window, high ceilings boasting ornate cornicing, and a charming wood-burning stove, providing the perfect ambiance for relaxation and gathering with loved ones.







The spacious modern kitchen, complete with contemporary amenities such as a gas hob, while ample room for a large dining table sets the stage for memorable nights entertaining or settling down with your partner. Adding further convenience, a separate utility room and pantry cater to your organisational needs.







Indulge in the luxurious three-piece bathroom, showcasing a walk-in shower, offering a serene escape after a long day. The bright double bedroom exudes comfort and tranquility, offering ample space for a free-standing wardrobe to house your belongings stylishly. The current owners have cleverly devised a double mezzanine bed in the box room, allowing ample space for the much-needed working from home space below.

This is your opportunity to own a residence that encapsulates the essence of classic charm and contemporary convenience. Contact us promptly to schedule a private viewing and embrace the heritage and allure of Edinburgh living.







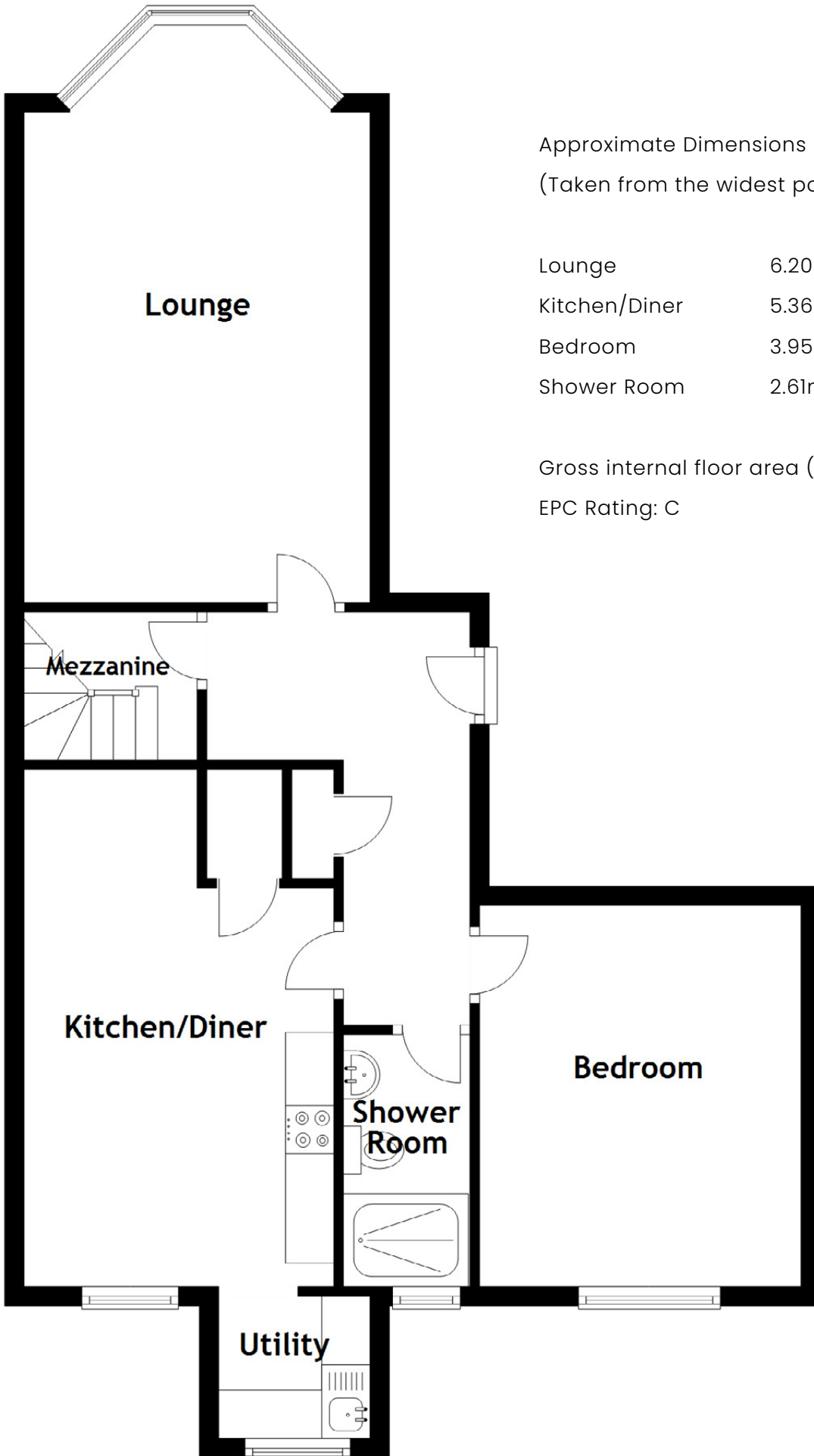
Approximate Dimensions

(Taken from the widest point)

Lounge	6.20m (20'4") x 3.58m (11'9")
Kitchen/Diner	5.36m (17'7") x 3.21m (10'6")
Bedroom	3.95m (13') x 3.33m (10'11")
Shower Room	2.61m (8'7") x 1.31m (4'4")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C







---

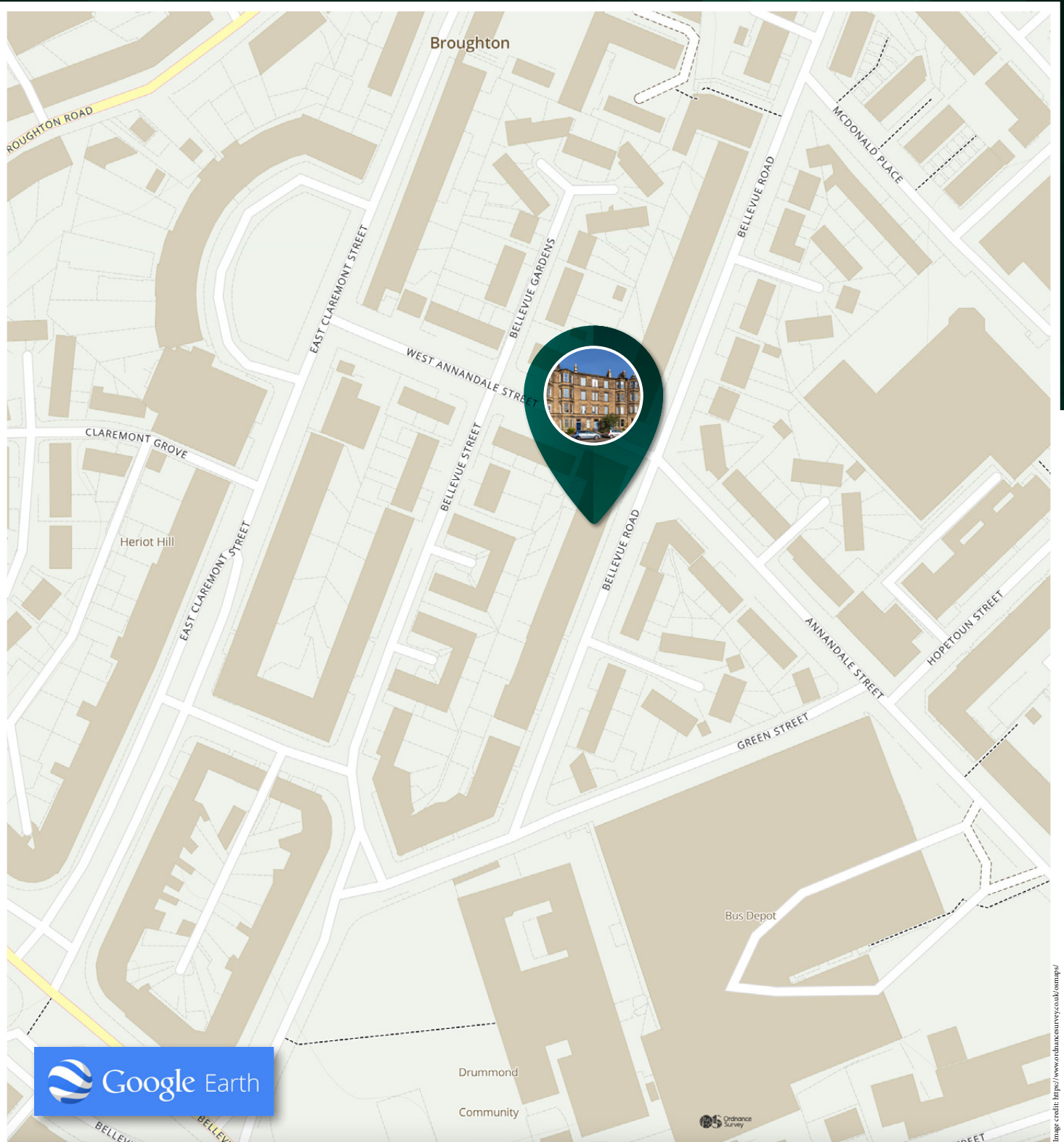
Bellevue is an exclusively residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more 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. 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.

---

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**ANDREW DARCY**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.