

56/2 Belford Road

WEST END, EDINBURGH, EH4 3BR



Superb two-bedroom modern apartment with private garden that is ideally positioned for easy access to Edinburgh city centre, Dean Village, & fashionable Stockbridge



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McEwan Fraser is delighted to present this superb two-bedroom modern apartment that is ideally positioned for easy access to Edinburgh city centre, Dean Village, and fashionable Stockbridge. Presented in excellent condition, the apartment benefits from a private enclosed garden, a private underground parking space, a secure entry system, gas central heating, and double glazing. The property would make an excellent first-time buy or sound buy-to-let investment.

THE LIVING ROOM



The property is quietly positioned to the rear of the building, with accommodation focused on a bright and engaging living room that has French doors opening directly onto the private garden. The living room has good proportions, and a buyer will have a degree of flexibility as they create their ideal living space.

THE KITCHEN



The attached kitchen has a generous range of base and wall-mounted units, integrated appliances, and plenty of prep space for the aspiring chef.





Bedroom one has a triple integrated wardrobe, laminate flooring and space for additional freestanding bedroom furniture. Bedroom two is a generous single, also with integrated storage, that would make a fantastic home office if needed. The central hallway has integrated storage and also gives access to the generous bathroom, which completes the accommodation. The bathroom is particularly well presented and includes partial tiling and a contemporary white suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

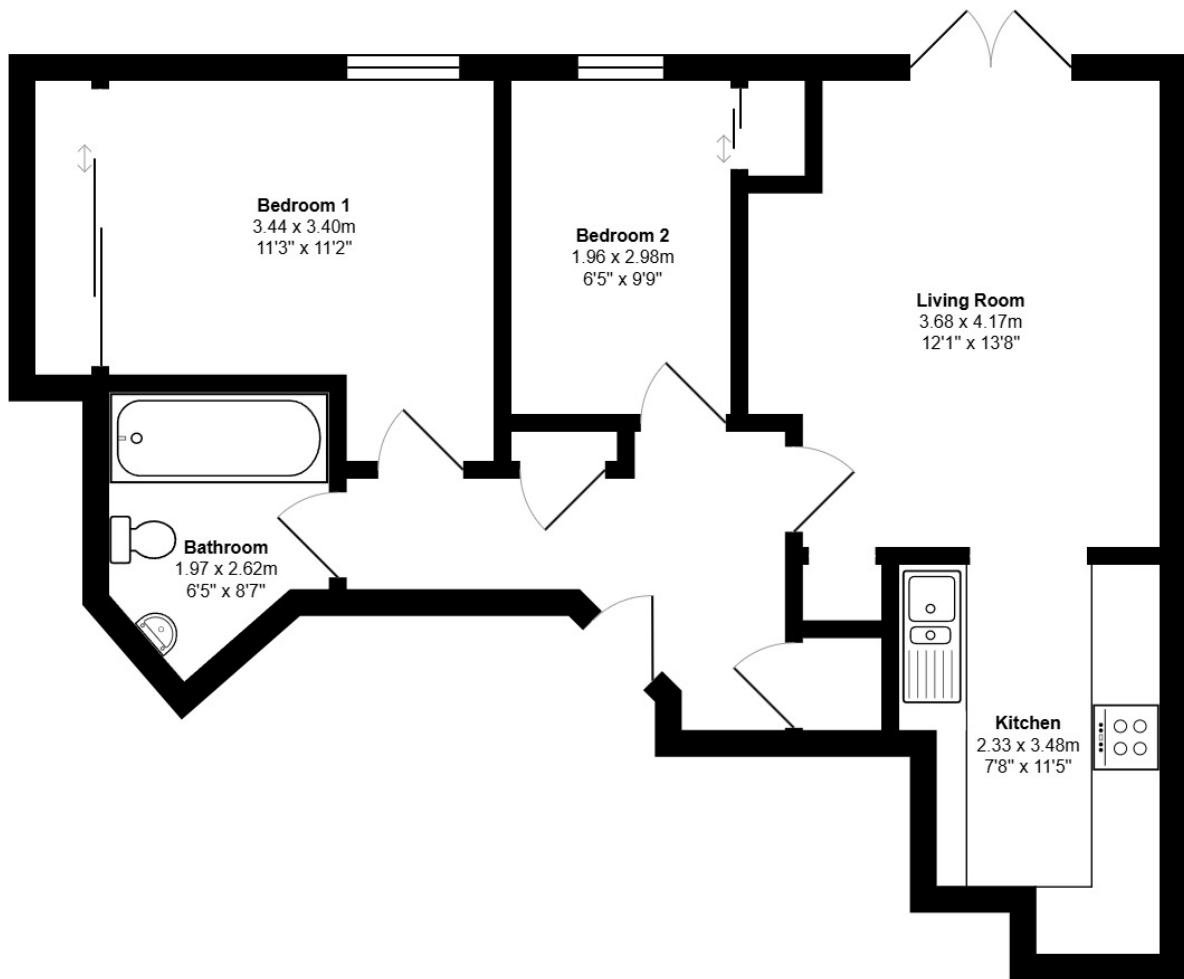


Internal viewing will be essential to fully appreciate this excellent property.

EXTERNALS

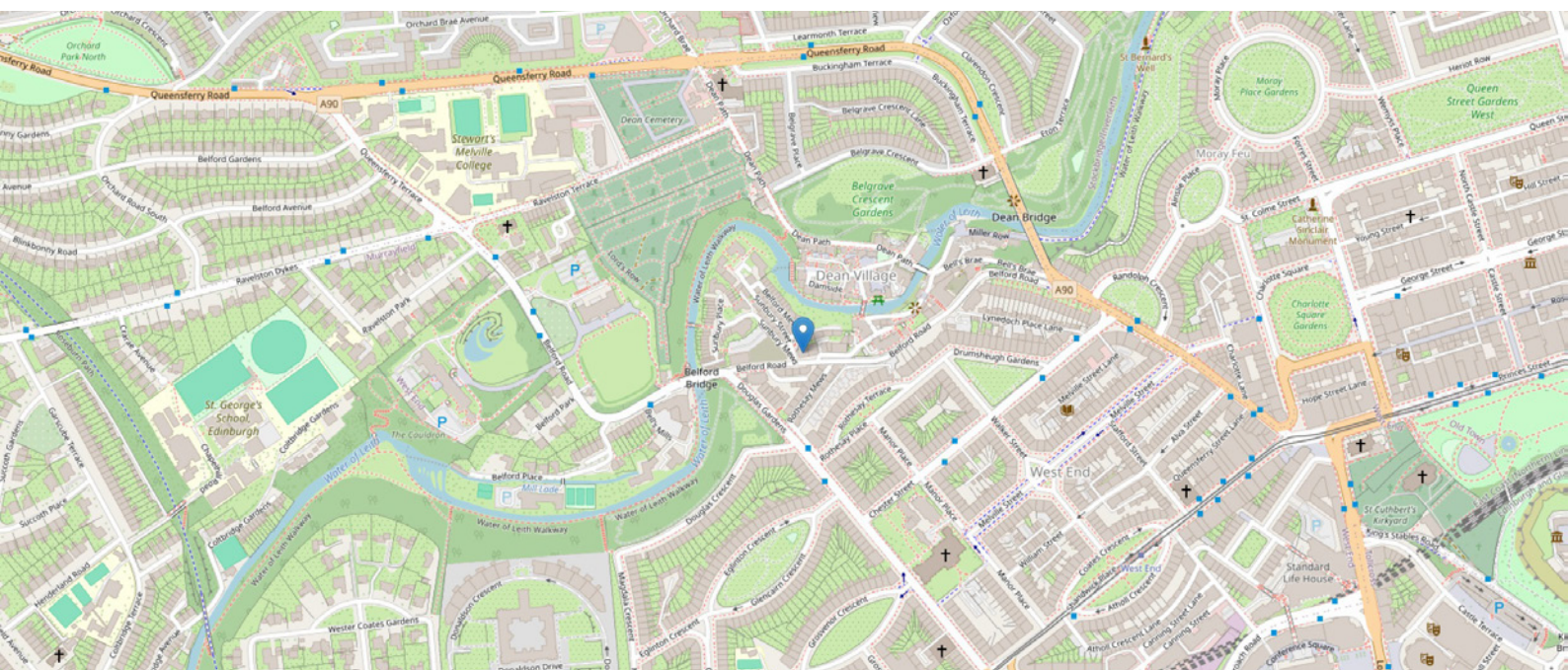


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 48m² | EPC Rating: C



THE LOCATION

The West End is a highly sought-after area of Edinburgh's city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities to the leading historical and cultural attractions. The property is within walking distance of Princes Street, where all of the fashionable high-street retailers can be found, and George Street, which is home to designer stores and high-end boutiques.





Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night, connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary levels and is well-positioned for the capital's finest independent schools.



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