



*SPACIOUS TWO BEDROOM
BASEMENT GARDEN FLAT*



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McEwan Fraser Legal is delighted to present this two-bedroom spacious basement garden flat with a generously proportioned rear garden.

Inside, the property comprises of a spacious living area which is front facing and is flooded with daylight through the double windows. There is a fully equipped kitchen with ample dining and cooking space with French doors to the private rear garden.

The property has two large double bedrooms which offer excellent space for free-standing storage options. The flat has two bathrooms. The bathroom is a good size with three piece suite and there is a separate shower room and separate WC providing excellent facilities.

In addition to the storage the property also benefits from storage cellars accessed from the front courtyard and a large storage area inside the flat. The property also benefits from on-street residents permit parking.





Kitchen/Diner







Bedroom 1

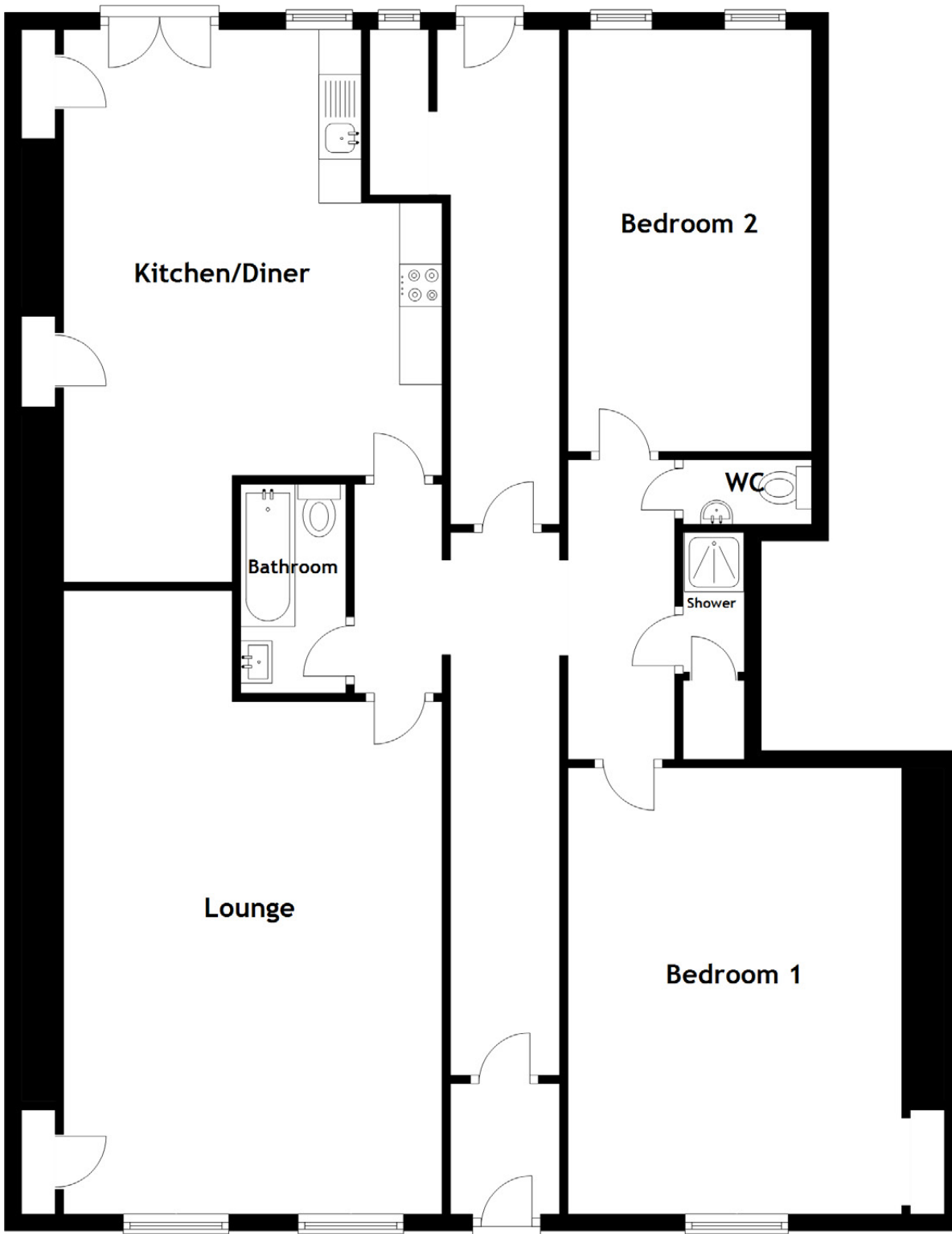




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

| | | | |
|---------------|--------------------------------|--|-----------------------------|
| Lounge | 7.35m (24'2") x 4.46m (14'8") | Bathroom | 2.47m (8'1") x 1.24m (4'1") |
| Kitchen/Diner | 6.52m (21'5") x 4.30m (14'1") | | |
| Bedroom 1 | 5.26m (17'3") x 3.93m (12'11") | Gross internal floor area (m ²): 134m ² | |
| Bedroom 2 | 4.98m (16'4") x 2.87m (9'5") | EPC Rating: D | |

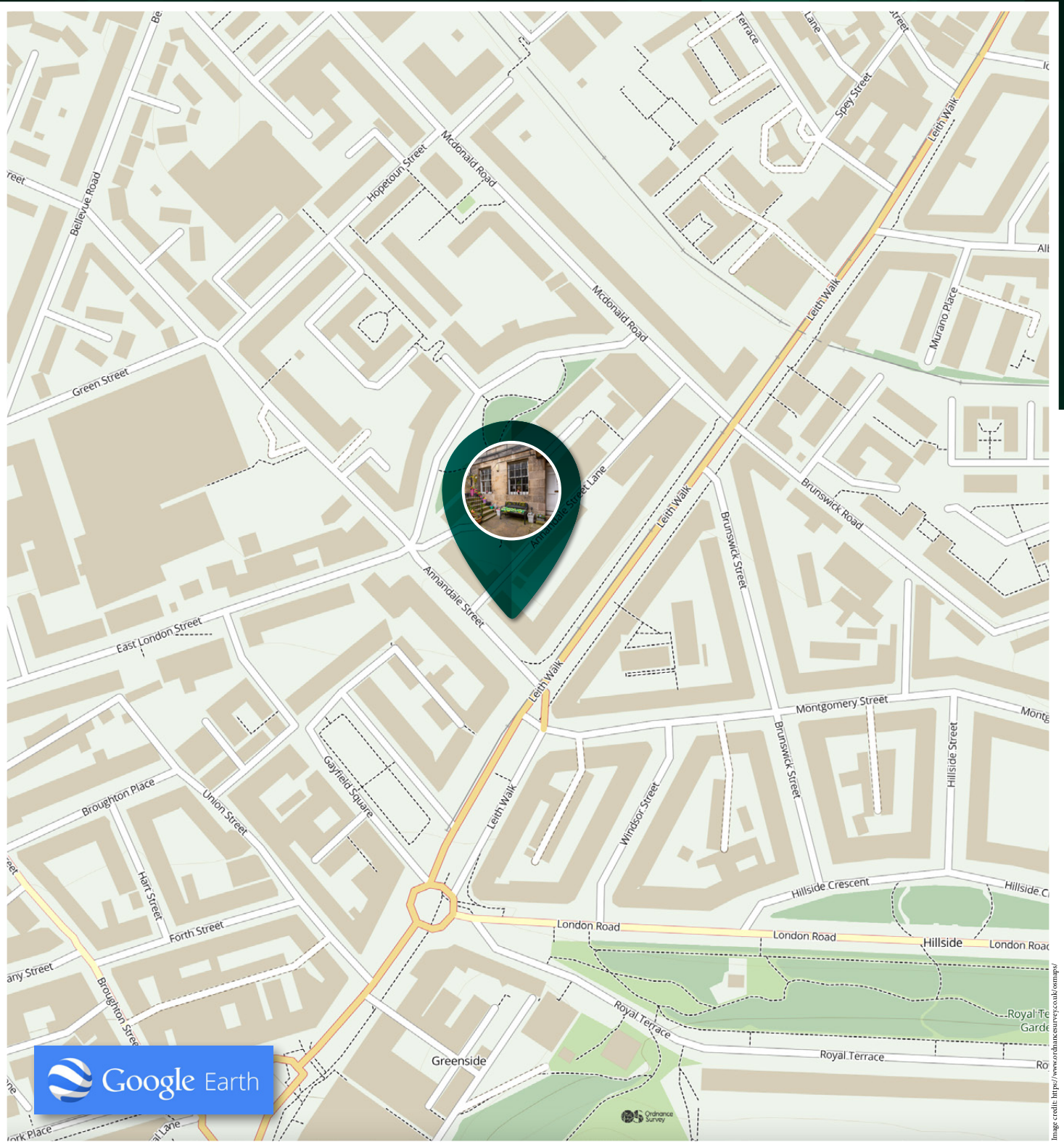




Bellevue is an exclusively residential district on the fringe of the New Town on its north-east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian-style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more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

It is also a short walk into the city centre, with the option of using one of the many and frequent bus or tram services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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