




McEwan Fraser Legal
Solicitors & Estate Agents
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48/8 East Claremont Street

EDINBURGH, EH7 4JR

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Bellevue is an exclusively residential district on the fringe of the New Town, on its northeast flank, close to Canonmills. It consists of 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 nearby at Broughton Street. Either of these locations provides 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.

For those who enjoy open-air recreational facilities, The Royal Botanic Gardens are 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.

Nearby Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

The property is only a short walk from the tram stop at York Place, with trams running to the airport every ten minutes at peak times.



48/8

EAST CLAREMONT STREET

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An excellent opportunity has arisen to acquire this highly desirable spacious three-bedroom apartment, located in the very popular Bellevue area of Edinburgh.

Internally this accommodation is in excellent decorative order, briefly consisting of a wide entrance hallway which gives access to all rooms including storage cupboards and box rooms. These rooms include the large kitchen/dining room, spacious lounge, three double bedrooms and box room.

The kitchen is an excellent size, benefitting from being on the third story bringing in a vast amount of light. This large kitchen is in good order with ample wall and base

units with dining space and also a small living area. The lounge is a great size and benefits from various possible configurations and has excellent views. The property has two spacious double bedrooms and one smaller double. The larger two bedrooms benefit from two big windows. The property has ample storage space with a box room and two further cupboards. Lastly, the property has a large bathroom and this completes the property internally.

This property also features a useful and secure door entry system, gas central heating with sash and case windows and on-street permit parking. Early viewing of this property is highly recommended.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Lounge	4.30m (14'1") x 3.40m (11'2")
Kitchen/Diner	6.40m (21') x 3.80m (12'6")
Bedroom 1	5.10m (16'9") x 3.80m (12'6")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	5.20m (17'1") x 3.90m (12'10")
Bathroom	3.00m (9'10") x 2.40m (7'10")
Store	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²): 126m² | EPC Rating: D



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