




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

109 East Claremont Street

EDINBURGH, EH7 4JA

BELLEVUE EDINBURGH

EH7 4JA



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.



Local area and lifestyle shots of New Town and surrounding area

109 EAST CLAREMONT STREET

EDINBURGH, EH7 4JA

McEwan Fraser Legal is delighted to present to the market this beautifully presented three bedroom mid terraced villa, offering bright and spacious family accommodation over two levels in the Bellevue district of Edinburgh.

The property briefly comprises an entrance hallway, spacious living room with log burning stove providing access to the well-proportioned kitchen which has excellent floor and wall units and a dining area. The kitchen also provides access to the private rear garden.

The upstairs of the property has three good sized bedrooms, modern three piece bathroom and attic space. The

property benefits from private front and rear garden, UPVC double glazing, gas central heating, excellent storage space with ample on-street permit parking on East Claremont Street to the front.

There is the potential to convert the attic of the property if desired into a further bedroom which a couple of the neighbouring properties have had done. The usual consents would obviously be required, however, unlikely to be rejected. It is worth noting that there is a private cellar space to this property which is excellent storage space or even opens up the opportunity to extend down as one of the houses in the terrace has done already.





DETAILS & SPECIFICATIONS

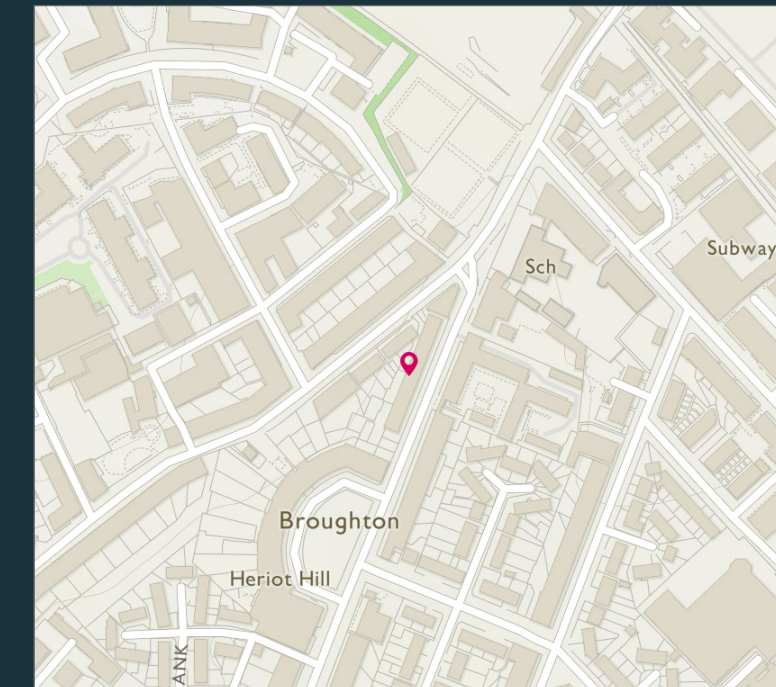
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.21m (17'1") x 3.67m (12')
Kitchen	2.71m (8'11") x 1.96m (6'5")
Dining Room	2.71m (8'11") x 2.37m (7'9")
Bedroom 1	4.26m (14') x 2.43m (8')
Bedroom 2	3.72m (12'2") x 2.44m (8')
Bedroom 3	2.88m (9'5") x 1.81m (5'11")
Bathroom	1.90m (6'3") x 1.81m (5'11")

Gross internal floor area (m²): 69m²

EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer