

16 Bellevue Gardens

BELLEVUE, EDINBURGH, EH7 4JX



Charming Three-Bedroom Mid-Terrace Home in Highly Sought-After Bellevue Gardens, Edinburgh



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Nestled in the heart of one of Edinburgh's most desirable locations, this beautifully presented three-bedroom mid-terrace home on Bellevue Gardens offers a perfect blend of modern comfort and classic charm.

THE LIVING ROOM



Upon entering, you are greeted by a spacious and inviting living room to your left, bathed in natural light from large windows that create a bright and airy atmosphere.

THE KITCHEN

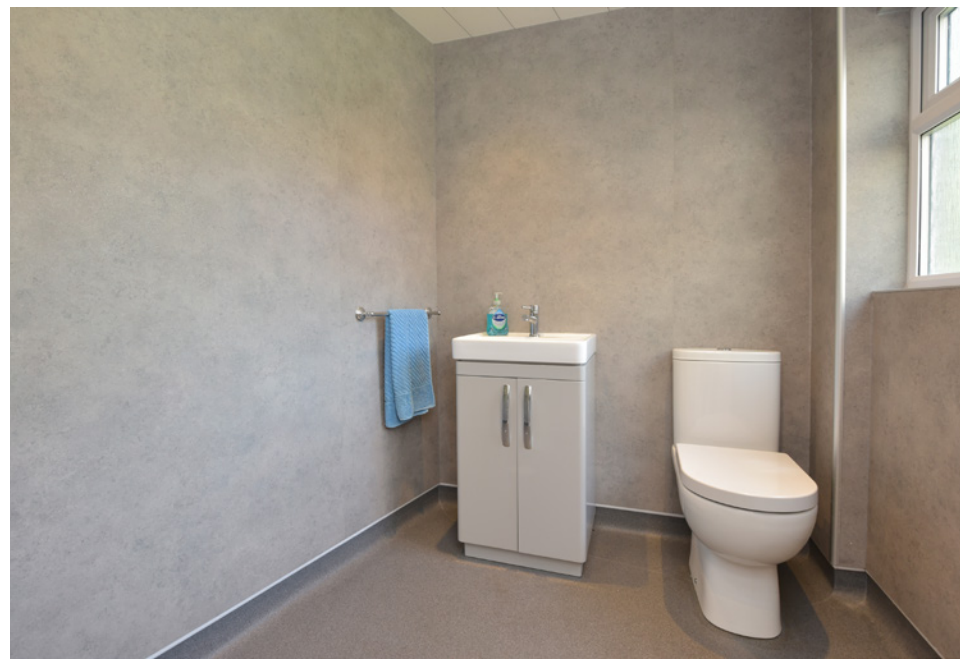
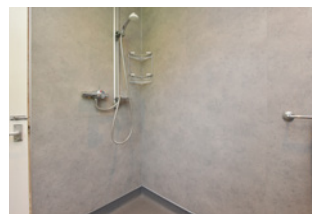


Continuing straight ahead, you will find a well-appointed kitchen with direct access to the private rear garden.



Off the living room, a cleverly converted garage has been transformed into a generous bedroom, complete with its own en-suite bathroom and access to the garden, offering a versatile space for guests or a peaceful home office.

BEDROOM 1





Heading upstairs, there are two sizeable double bedrooms, both offering ample storage space, and a stylish family bathroom, designed for both practicality and relaxation.

THE BATHROOM



BEDROOM 2



BEDROOM 3



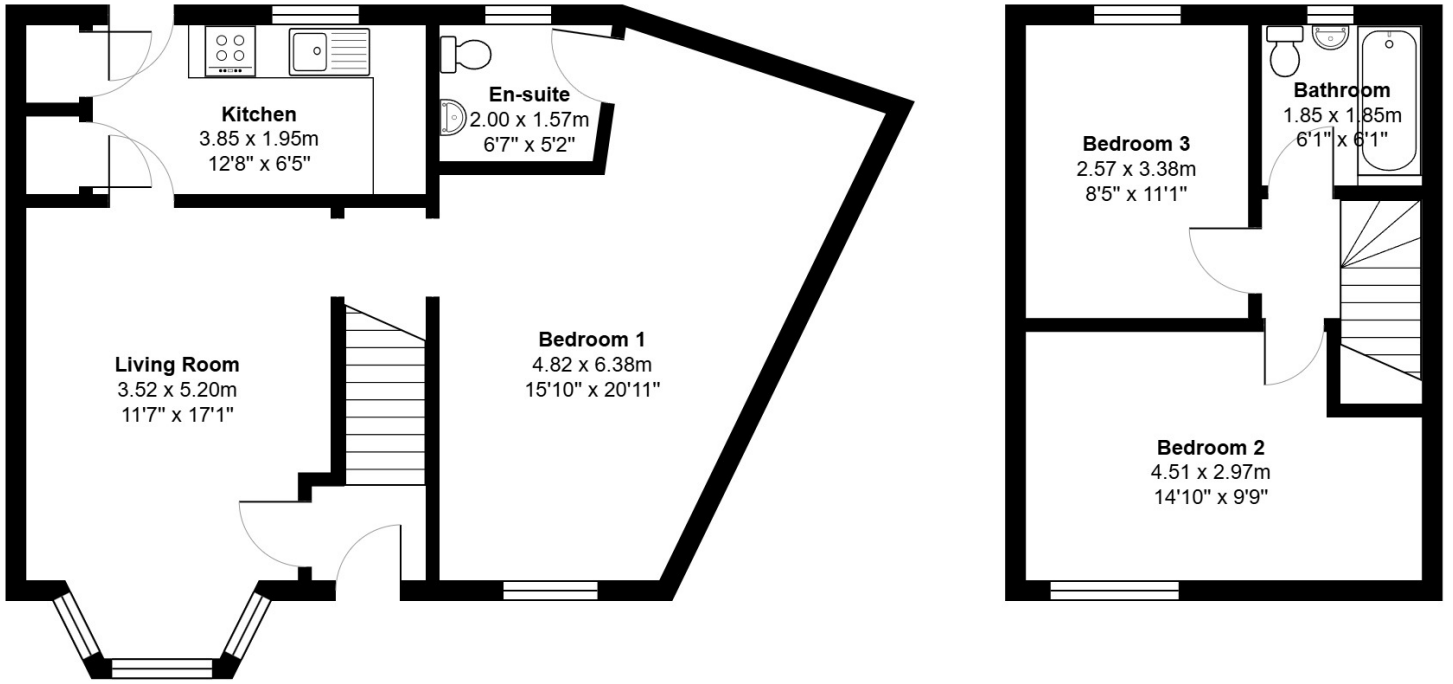
The property boasts a well-maintained rear garden, providing a peaceful outdoor retreat, as well as a driveway to the front that comfortably accommodates two cars.

Perfect for families, professionals, or investors alike, this home is a rare find in such a sought-after area, combining convenience with a serene, residential feel. Don't miss the opportunity to make this fantastic property your new home!

EXTERNALS

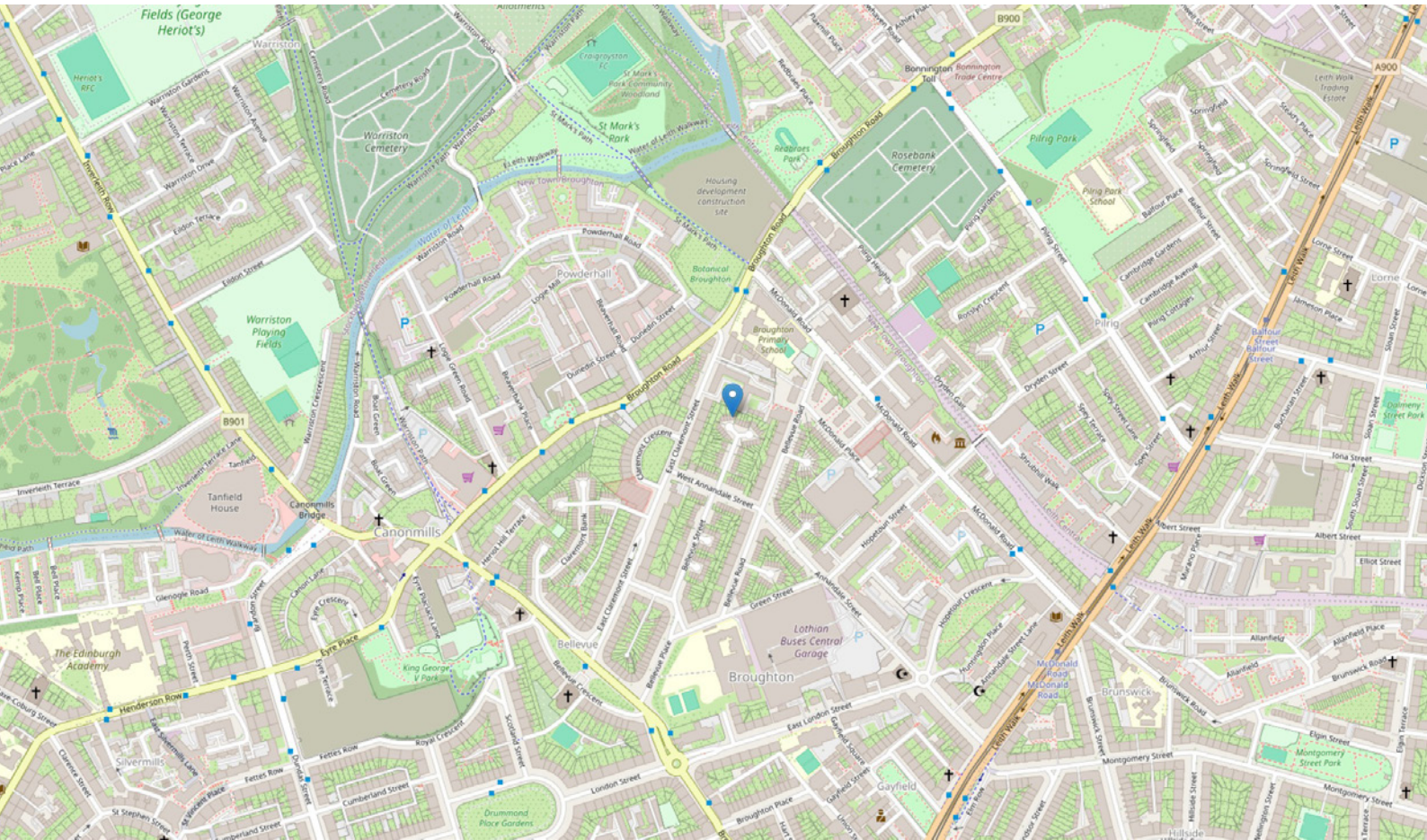


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m²
EPC Rating: D



THE LOCATION

Bellevue is an exclusively residential district on the fringe of the New Town on its northeast 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 is 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.

For those who enjoy open-air recreational facilities, 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. Throughout the city centre, but more especially around Lothian Road and the West End, there is a wide variety of formal entertainment facilities. At Lothian Road is the Usher Hall, a variety of theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs.



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