



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**110 Bellevue Road**

BELLEVUE, EDINBURGH, EH7 4DF



# BELLEVUE EDINBURGH

EH7 4DF



Bellevue is an exclusively residential district on the fringe of the New Town, on its north-east 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.

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.

Needless to say, this is an exceptionally central location with the city centre quite literally on the doorstep. It is within 10 minutes walking distance of Princes Street and even closer to George Street for a more extensive shopping trip, where there is every possible shopping facility, service and amenity. A 10 minute walk in the other direction takes you into the heart of the New Town. The new Edinburgh St. James Centre is anticipated to have its retail and leisure elements completed in 2020, and by 2021 will be fully complete with hotel and residential accommodation. It will be an inspiring, attractive and vibrant destination for people to live, shop, experience and play

For those who enjoy open air recreational facilities, it is only a 10 minute walk to Calton Hill. The Royal Botanic Gardens are also 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. 5 minutes from the front door, down McDonald Road and across the street is access to the Water of Leith walkway to Stockbridge and Leith. Plus cycle access to the network of trails linking Leith to Barnton. 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, and only 20 minutes from Waverley Train Station.

This is an amazing location, regarded as one of the best in Edinburgh for easy town centre access, main transport routes, shopping, eating out, walking and cycling.





# 110 BELLEVUE ROAD

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McEwan Fraser Legal is delighted to present this three-bedroom main door garden flat to the market. The property enjoys an enviable corner position on Bellevue Road, a sought after residential area with east access to the New Town and the city centre. The corner position affords a wrap-around private front garden set behind a mature hedge and the property also benefits from direct access on a large shared rear garden. There are also two sheds, the largest one being 18 feet long allowing ample storage. The property has retained a wealth of period features and internal viewing is highly recommended.

Entering via the main door, a handy vestibule opens into the central hallway. The exposed wooden floor boards are quite charming and extend into the main lounge and master bedroom. The lounge itself is naturally bright with a west-facing bay window and also benefits from a wood-burning stove and some lovely original cornice plasterwork. The kitchen breakfast room is accessed from the lounge and boasts a good range of contemporary based and wall-

mounted units that offer plenty of prep and storage space. Ceramic hob, oven are integrated while space is provided for a free standing washing machine. A door from the kitchen gives access to an extensive shared garden to the rear of the property which would be a real joy for young children.

There are three well-proportioned bedrooms. Bedroom three is accessed from the lounge and could easily serve as a further public room or potentially a home office. The other two bedrooms are separated from the lounge by the main hallway. The obvious master bedroom enjoys a corner bay window and plenty of floor space for a full suite of bedroom furniture. This bedroom also boasts exposed wooden flooring and traditional cornice plasterwork. The second bedroom is equally well finished. Accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with mains shower over bath.

Internal viewing is highly recommended.







# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.17m (10'5")
Kitchen	4.10m (13'5") x 2.59m (8'6")
Master Bedroom	4.22m (13'10") x 3.10m (10'2")
Bedroom 2	4.10m (13'5") x 3.30m (10'10")
Bedroom 3	4.10m (13'5") x 2.60m (8'6")
Bathroom	3.17m (10'5") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>

EPC Rating: D

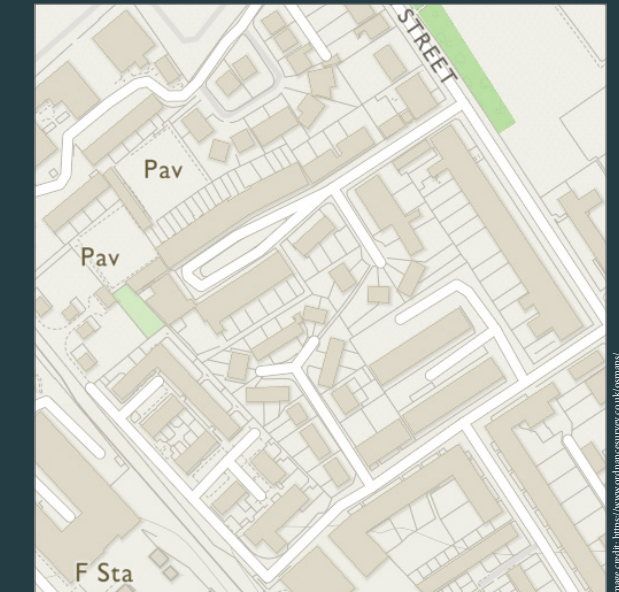
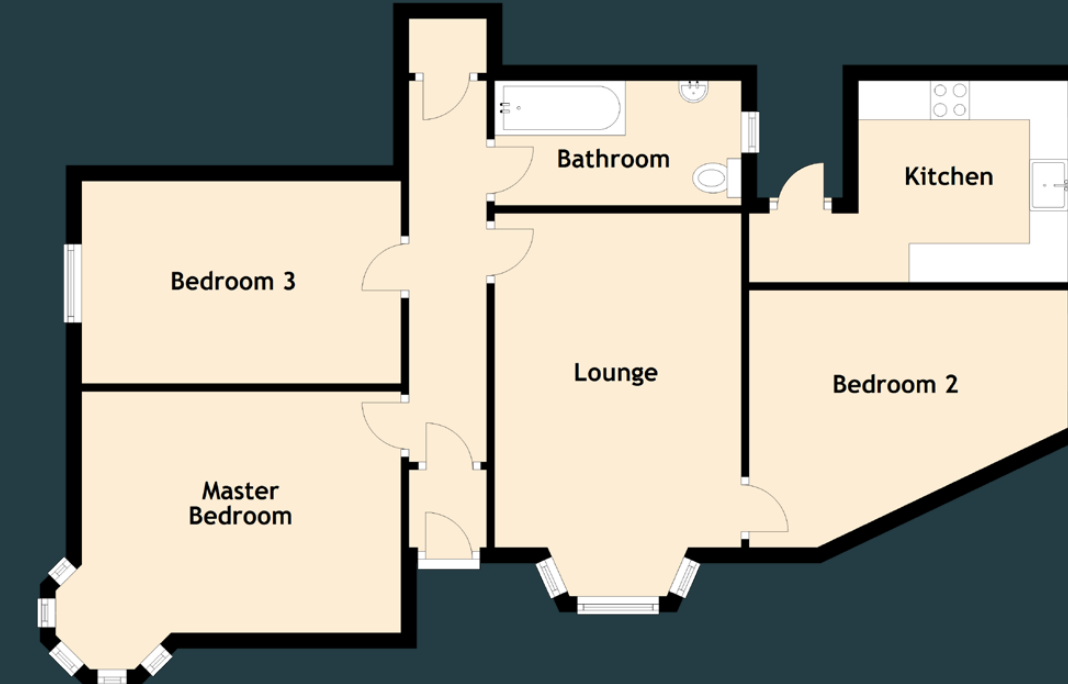


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