

# 32 Bellevue Gardens

BELLEVUE, EDINBURGH, EH7 4JX



*BEAUTIFULLY PRESENTED TWO-BEDROOM END-TERRACE HOME IN SOUGHT-AFTER BELLEVUE*



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McEwan Fraser is delighted to present this superb two-bedroom end-terrace house to the market, situated in the highly sought-after Bellevue area of Edinburgh. Presented in excellent condition throughout, the property offers stylish and versatile accommodation ideally suited to a range of buyers. Further benefits include a private driveway, gas central heating, double glazing, and a floored and lined attic room providing excellent additional storage or an ideal home office space.

Internally, the accommodation comprises a bright and neutrally decorated living room featuring attractive exposed wooden floorboards, creating a warm and inviting living space.

## The Property



To the rear, the contemporary kitchen offers ample space for a breakfast table and is fitted with a combination of integrated and free-standing appliances.







A door from the kitchen leads directly into a charming sun room overlooking the rear garden, providing an ideal additional sitting or dining area.





Upstairs, the property boasts two generous double bedrooms, both finished in neutral tones, together with a modern shower room completed to a high standard.





**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: D

Externally, the mature rear garden provides a peaceful outdoor retreat and includes a fantastic summer house with power, offering excellent flexibility as a studio, workspace, or garden room.

Combining character, practicality, and a desirable location, this is an exceptional home in one of Edinburgh's most popular residential districts.







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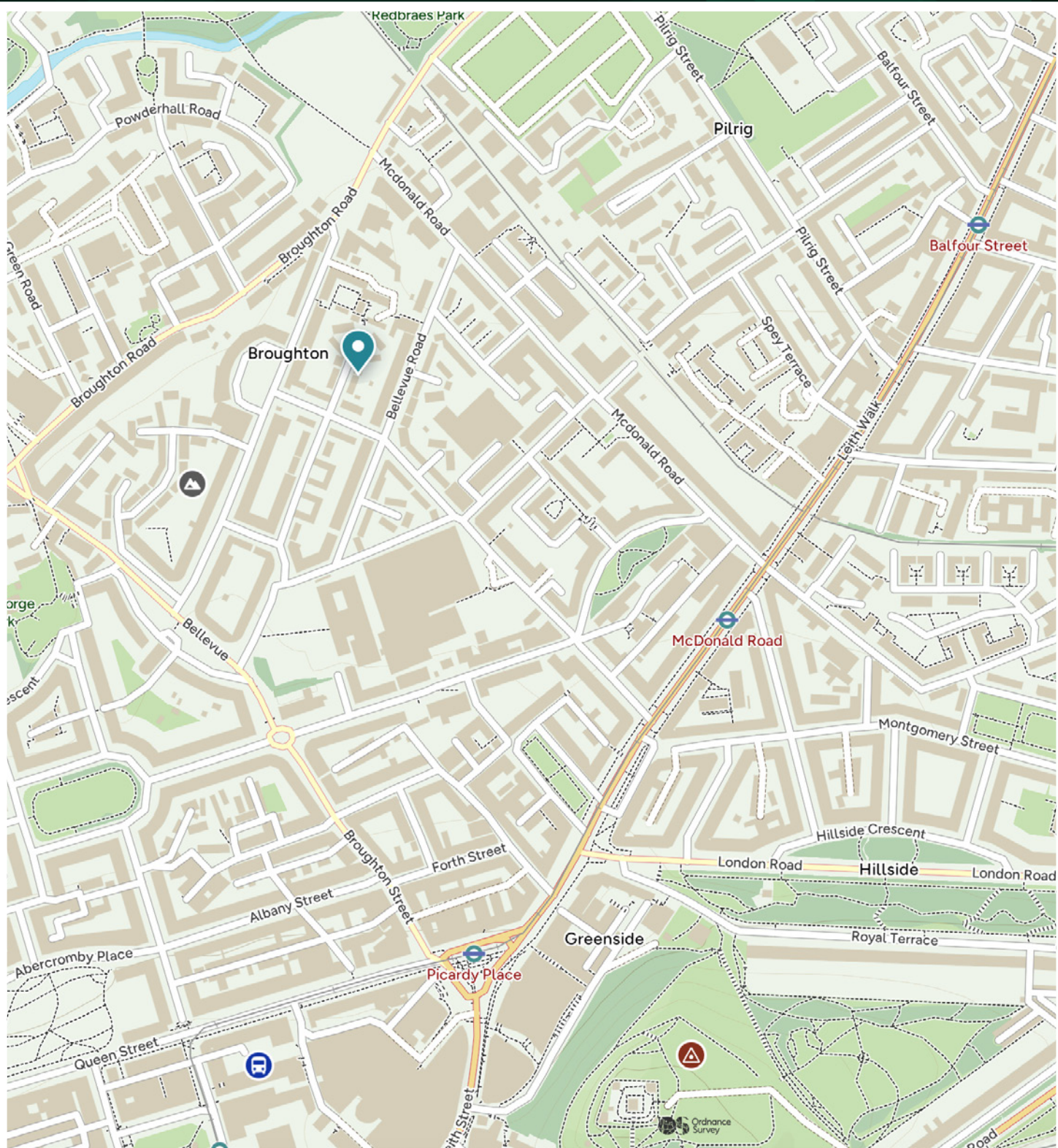
Bellevue is a highly sought-after residential area just north of Edinburgh's city centre, offering urban convenience and established neighbourhood charm. Its prime location allows easy access to the city centre, reachable on foot in approximately 20 minutes or via a short public transport journey, making it ideal for professionals, families, and investors alike. The area is well served by local amenities. Nearby Leith Walk and Broughton Street offer independent shops, cafés, restaurants, bars, supermarkets, pharmacies, and banks. Further retail options are available at the Omni Centre and St James Quarter.

Bellevue also benefits from excellent transport links, including frequent bus services, proximity to Waverley Station for national rail connections, and easy access to Edinburgh Airport via tram and bus. Recreational opportunities are plentiful, with London Road Gardens, Pilrig Park, and the Water of Leith Walkway providing ideal settings for walking, cycling, and outdoor leisure. The area also offers access to cultural attractions, gyms, and entertainment venues.

Overall, Bellevue combines a central location, strong transport connectivity, excellent amenities, and green spaces, making it one of Edinburgh's most desirable places to live.

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## The Location



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