

9A Bellevue Terrace

NEW TOWN, EDINBURGH, EH7 4DT



Bright and Spacious Two Bedroom Garden Flat



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this modernised two-bedroom garden flat, situated in Edinburgh's sought-after central neighbourhood of Bellevue.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area with various possibilities for furniture arrangements. French doors to the welcoming rear garden and finishing the living space is a gas fireplace making for the focal point in the room.
- Fully equipped kitchen which is modern and fitted with double oven, fully integrated appliances, ample dining space Induction hob. This kitchen makes the heart of the home.

THE KITCHEN





- The flat has two bedrooms which vary in size. From a large double master bedroom with wall-mounted wardrobes with a window seat with storage and bedroom two is a generously proportioned bedroom.
- There is one main bathroom which is in keeping with the rest of the flat. The bathroom is a three-piece suite with a shower fitted over the bath.
- In addition, this flat also benefits from a generous box room which offers a degree of flexibility from storage to home office space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE BOX ROOM

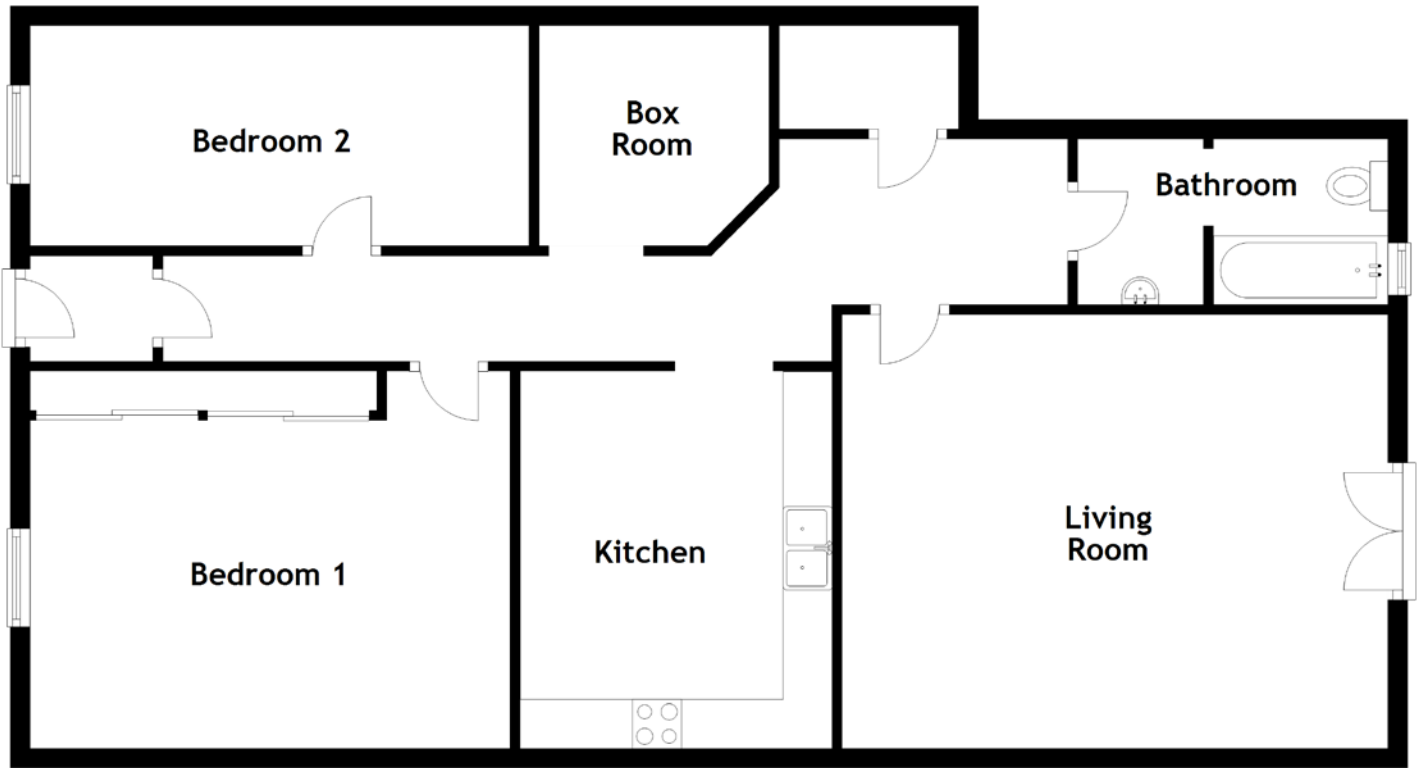


The property has gas central heating making for a warm and cost-effective home, year round as well as benefiting from four external under street cellars for extra storage and on-street permitted parking. The overall finish of this property is excellent and we expect will be of particular interest, as such, early viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

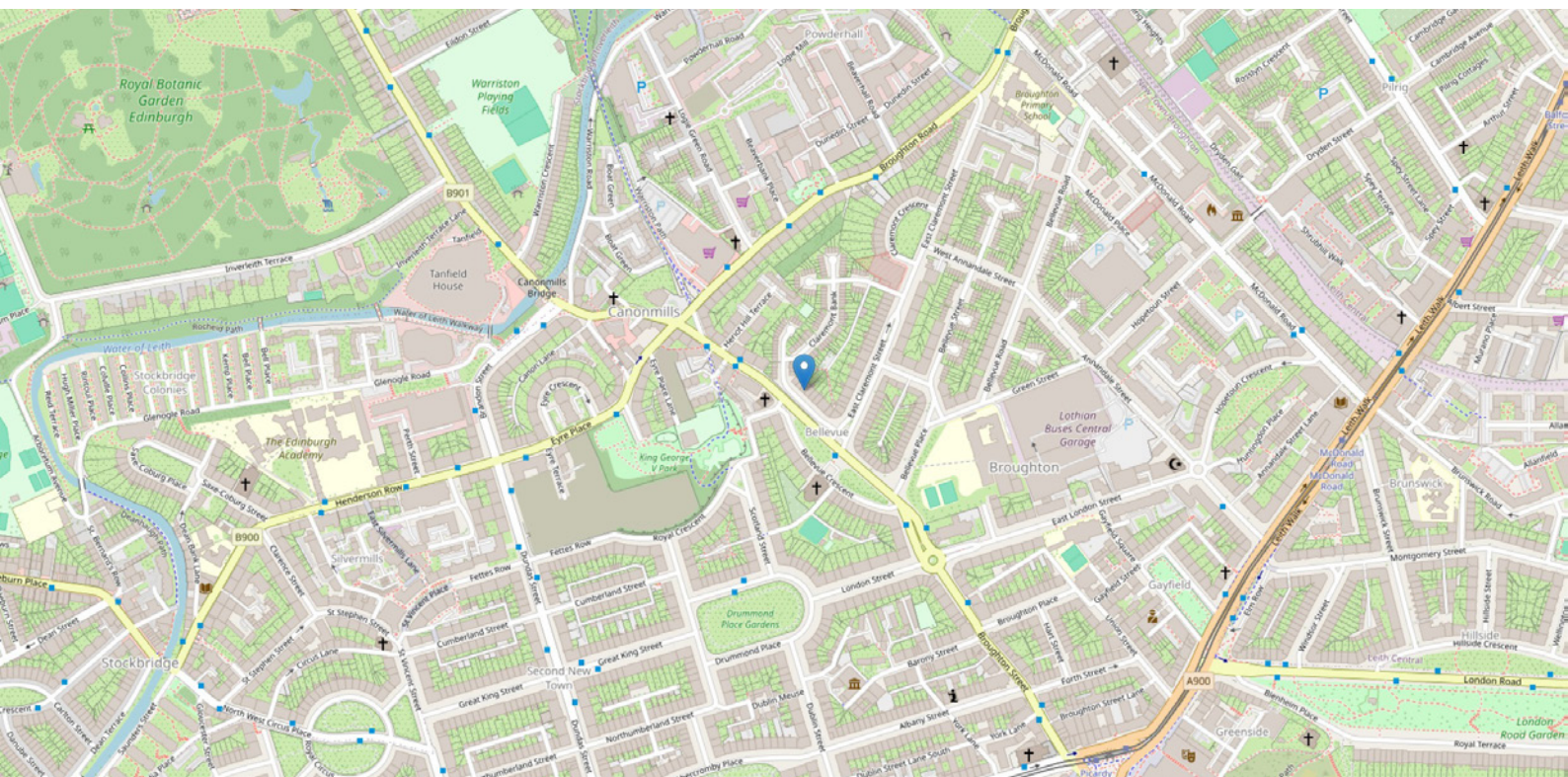


Approximate Dimensions
(Taken from the widest point)

Living Room 5.56m (18'3") x 4.42m (14'6")
 Kitchen 3.84m (12'7") x 3.18m (10'5")
 Bedroom 1 4.89m (16'1") x 3.84m (12'7")

Bedroom 2 5.08m (16'8") x 2.24m (7'4")
 Box Room 2.35m (7'9") x 2.24m (7'4")
 Bathroom 3.16m (10'4") x 1.69m (5'6")

Gross internal floor area (m²): 102m²
 EPC Rating: C



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 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 are well 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.



McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.