

# 24 Belvedere Park

TRINITY, EDINBURGH, EH6 4LR



*IMMACULATE THREE BED FLAT  
WITH BALCONY*



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McEwan Fraser is delighted to present this stylish three-bedroom flat to the market. The property enjoys excellent proportions throughout, is presented to the market in immaculate condition, and benefits from a private balcony. In addition to the bedrooms, the accommodation comprises a large living/dining room, generous fully fitted kitchen, bathroom, WC and a hallway with integrated storage.

Accommodation is centred around a bright and spacious living room. Neutrally finished, the living room boasts extensive floor space that can host a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. A patio door from the living room opens onto a private balcony. The modern kitchen sits adjacent to the living room and has been finished to an exacting standard. There is a generous range of base and wall-mounted units topped with wooden work surfaces offering ample prep and storage space for the aspiring chef. The kitchen also benefits from a range of integrated appliances including an induction hob, double oven, fridge freezer and dishwasher.

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# the kitchen







There are three genuine double bedrooms. Bedroom 1 is a particularly spacious double that includes an integrated wardrobe and boast plenty of floor space for further free-standing furniture. Bedroom 2 is a further spacious double bedroom with wonderful natural light and plenty of space for a large free-standing wardrobe and further supporting furniture. Bedroom 3 is positioned between the two larger bedroom and also includes an integrated wardrobe. The bathroom is simply stunning and boasts full contemporary tiling, white suite and shower over bath.

The property also benefits from a garage and off-street parking. This is a superb property and viewing is absolutely essential to fully appreciate the quality of the finish on offer.









**bedroom 1**







**bedroom 2**







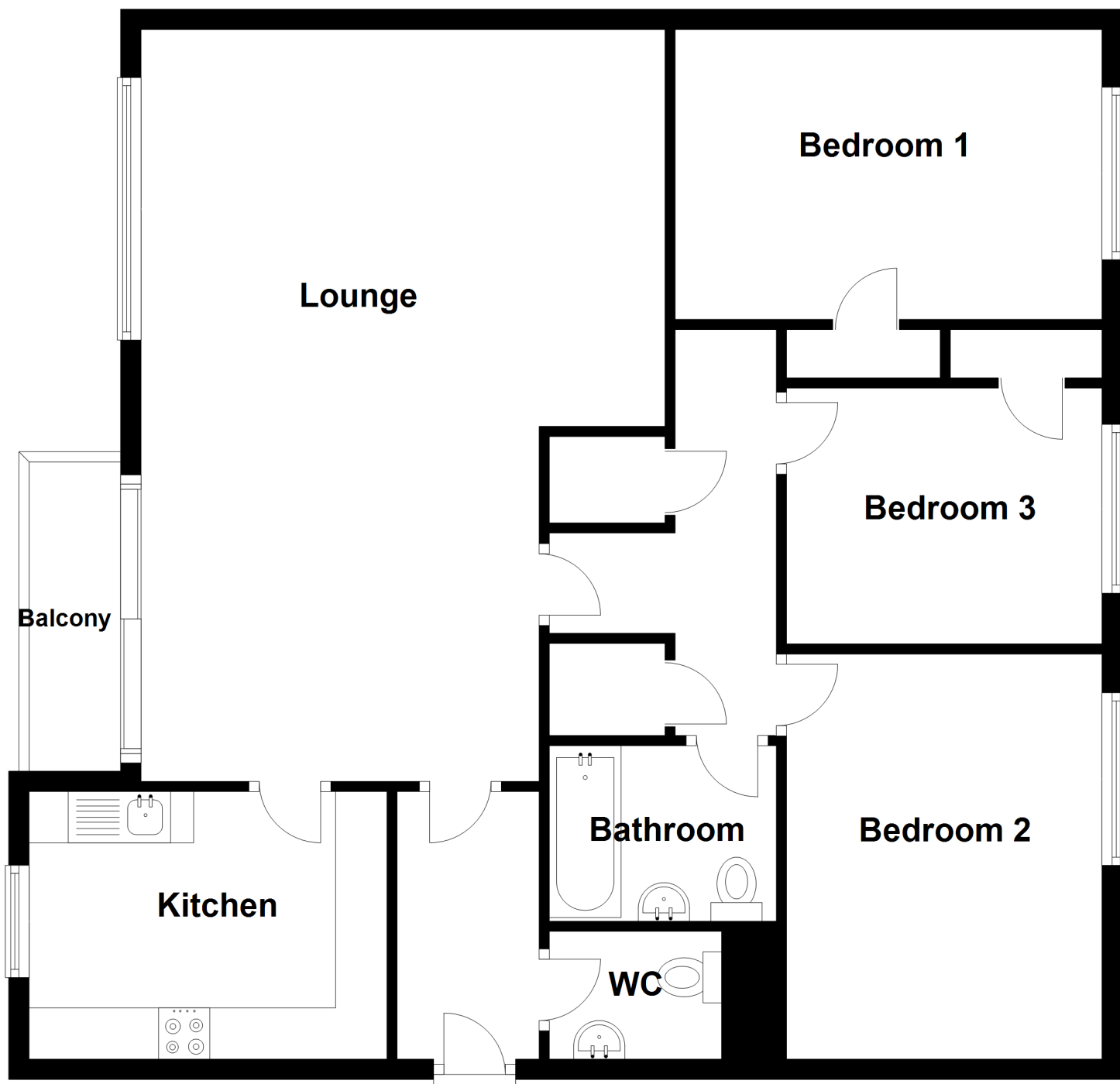
bedroom 3











#### Approximate Dimensions

(Taken from the widest point)

Lounge	7.35m (24'1") x 5.12m (16'9")	Bathroom	2.22m (7'3") x 1.72m (5'8")
Kitchen	3.49m (11'6") x 2.61m (8'7")	WC	1.68m (5'6") x 1.25m (4'1")
Bedroom 1	4.17m (13'8") x 2.83m (9'3")		
Bedroom 2	4.16m (13'8") x 3.08m (10'1")	Gross internal floor area (m <sup>2</sup> ): 100m <sup>2</sup>	
Bedroom 3	3.08m (10'1") x 2.50m (8'2")	EPC Rating: D	









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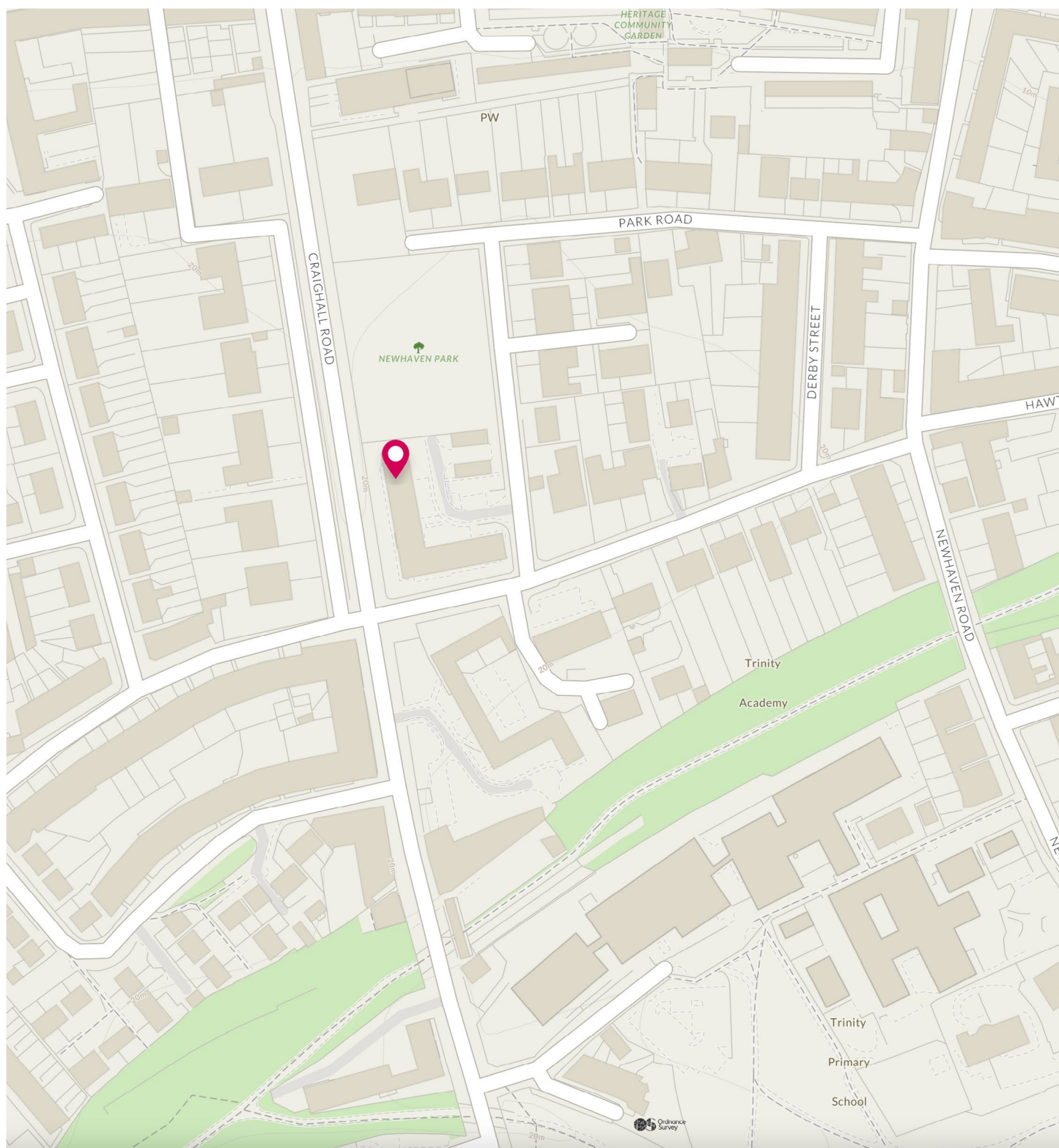
There are parts of the city that, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is. This is a highly sought after and affluent residential area with ample green spaces nearby. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.

The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers. Ocean Terminal Shopping Centre provides a vast array of shops including Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24 hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.

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## The Location





**McEwan Fraser Legal**

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