

101/5 Bellevue Road

BELLEVUE, EDINBURGH, EH7 4DG



Stunning one-bedroom flat in Bellevue



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Brought to market in excellent condition, this charming one-bedroom flat offers the perfect opportunity for first-time buyers or those seeking a stylish city base.

THE LIVING ROOM/KITCHEN



Step through the front door, and to your right, you'll find the bright open-plan living room and kitchen. This welcoming space provides plenty of room for a full living room suite, with the added benefit of a handy utility room just off it. The modern kitchen has been thoughtfully designed to make the most of the space available, complete with a gas hob, oven, dishwasher and ample countertop space.



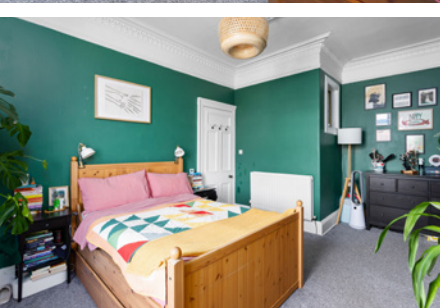


The generously sized double bedroom sits adjacent, full of character with an ornate fireplace and elegant cornicing. Completing the accommodation is a modern three-piece bathroom, positioned off the hallway.

THE BATHROOM



THE BEDROOM



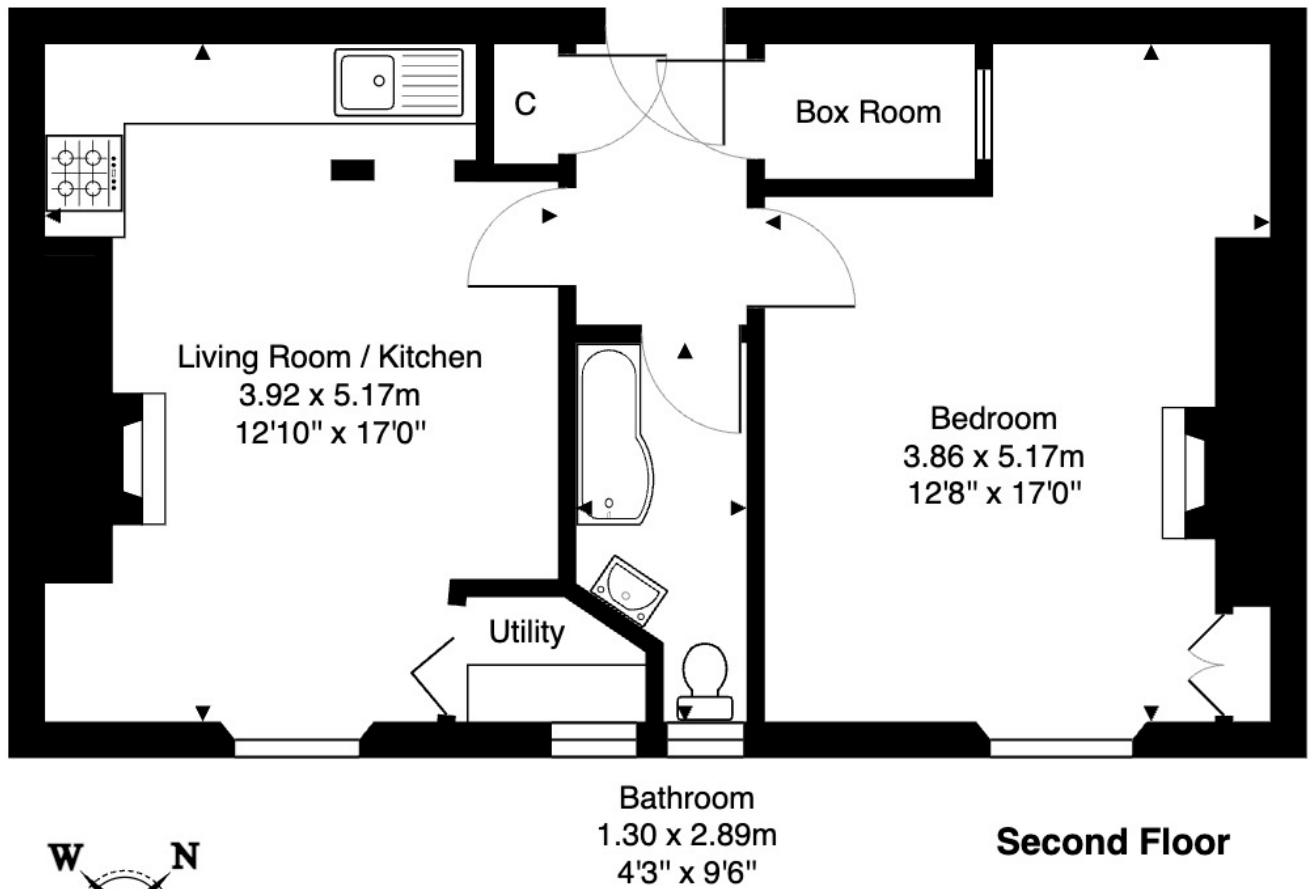
Externally, residents can enjoy a well-kept shared garden, while on-street parking is also available.

This is a lovely home in move-in condition, ready to be enjoyed from day one.

EXTERNALS & VIEW

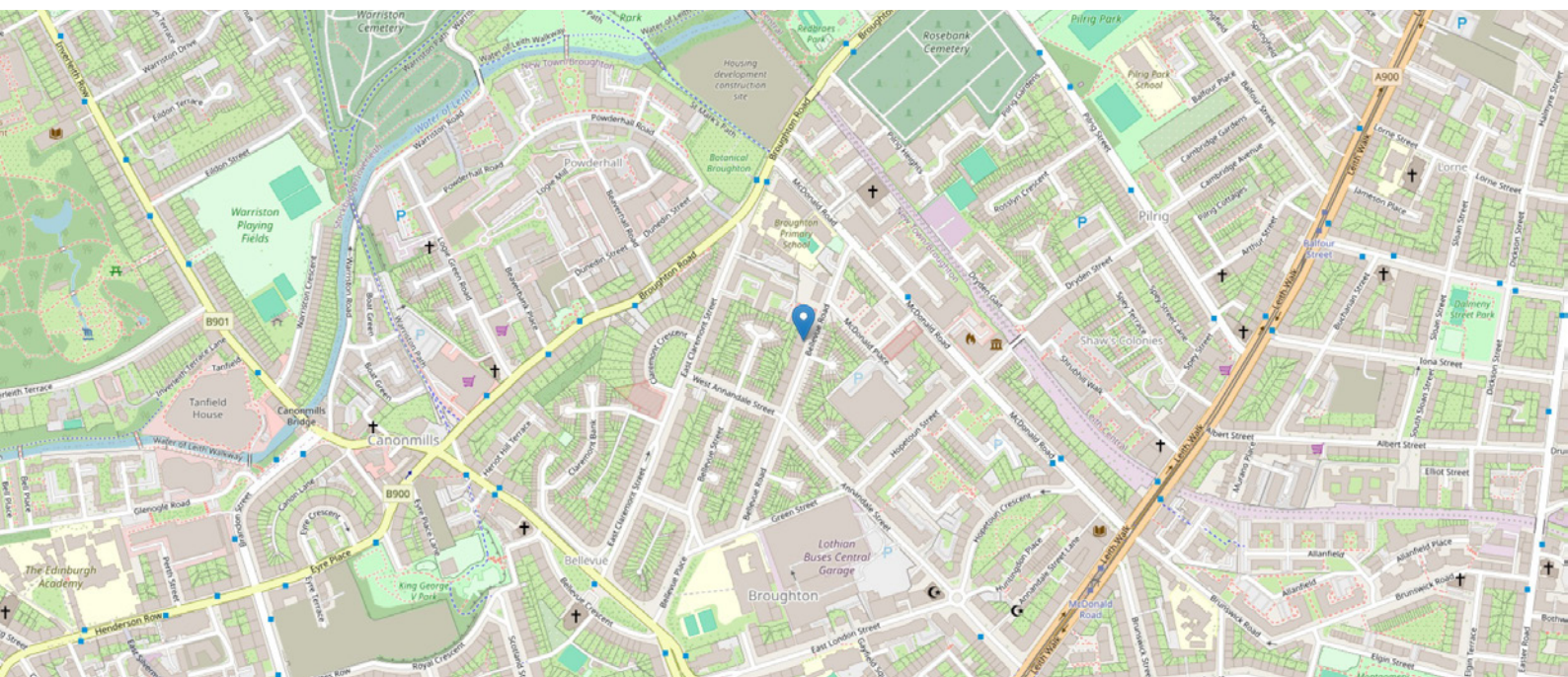


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



THE LOCATION

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



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