

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**98/2F2 East Claremont Street**

BELLEVUE, EDINBURGH, EH7 4JZ



## The Local Area

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. Needless to say, this is an exceptionally central location which is within walking distance to all the capital has to offer.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services, as well as excellent bars and restaurants. This is the transport hub to the rest of the country, with trains, buses and now trams regularly leaving the area, whilst from Waverley Bridge, via Princes Street and the West End there is a bus service to Edinburgh Airport. The West End is of course, where Edinburgh's entertainment facilities tend to be very highly concentrated. Here there is the Usher Hall, the Lyceum Theatre, all manner of restaurants and bars, indoor sports facilities and Health Clubs. These facilities are no more than a comfortable walk away.

For those who prefer open-air recreational facilities it is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions providing interesting new perspectives on otherwise familiar parts of the city.





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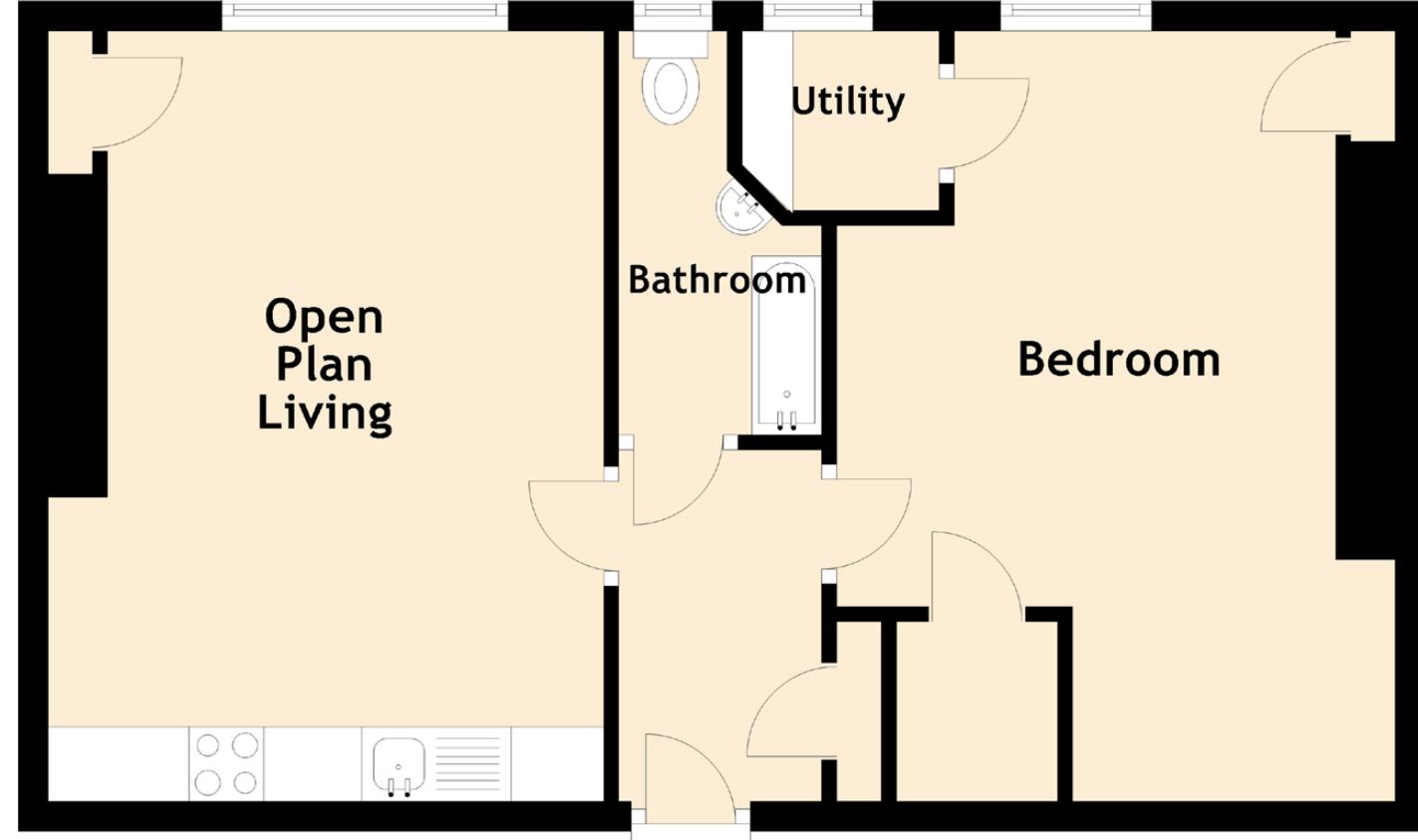
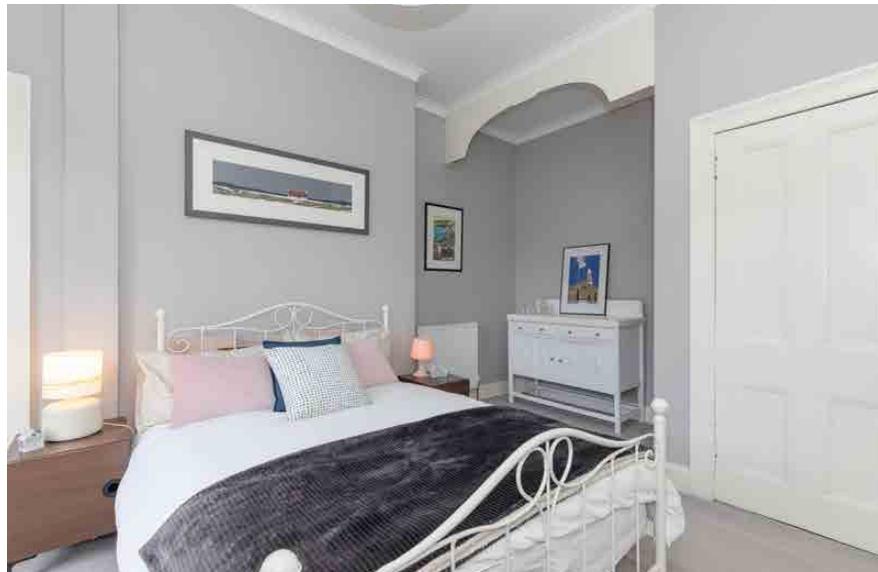
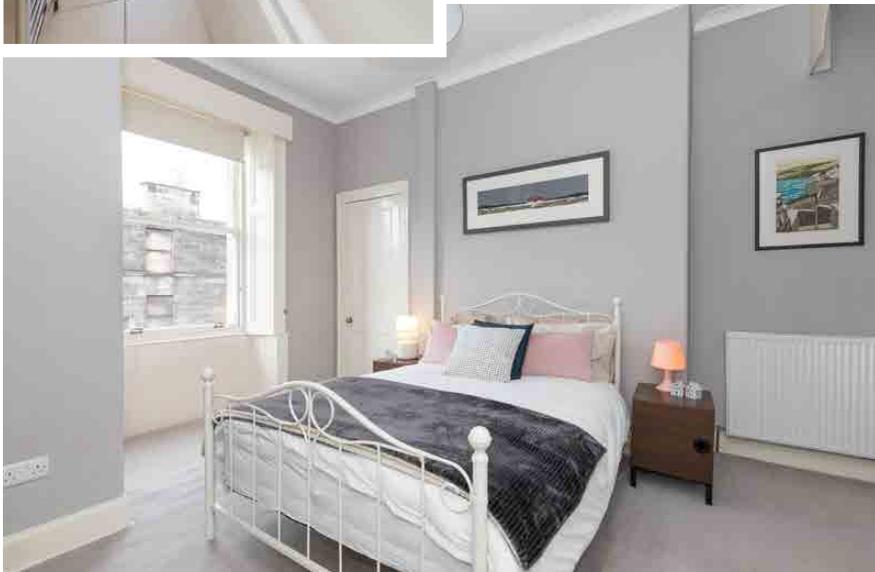
McEwan Fraser Legal are delighted to bring to the open market this desirable one-bed second floor flat well located within the popular Bellevue area of Edinburgh.

Internally the accommodation is in excellent condition and ready to move in. The building has a secure entry and the property comprises a welcoming entrance hallway with storage and access to all the rooms. The comfortable and freshly presented open lounge/kitchen is flooded with natural light whilst allowing space for dining. This room benefits from original features including attractive cornice and working shutters as a welcomed addition. The modern kitchen comes with wall and floor units an integrated gas hob, oven, extractor hood, fridge freezer and dishwasher. The bright double bedroom is flooded with natural light boasting one large walk-in cupboard, a utility area and ample space for free-standing furniture. The modern partially tiled bathroom completes the rooms with a mains shower over the bath, a wash hand basin, WC and towel radiator.

This property further benefits from a well kept communal garden with laid lawn to the rear, sash and case windows and gas central heating, making for a cosy yet efficient flat.

Early viewing is highly recommended as this properties condition and location will be popular with a variety of buyers.





CITY PROPERTY



LOCAL AMENITIES



BUS LINKS



TRAM LINKS

Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	5.15m (16'11") x 3.72m (12'2")
Bedroom	5.11m (16'9") x 3.34m (10'11")
Bathroom	2.70m (8'10") x 1.36m (4'6")
Utility	1.32m (4'4") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>  
EPC Rating: C



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

# View from Property



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**Part  
Exchange  
Available**

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