

56/1 Belford Road

WEST END, EDINBURGH, EH4 3BR



One-bedroom ground floor apartment which forms part of a unique, modern residential development situated in the highly desirable West End of Edinburgh



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McEwan Fraser is delighted to present this one-bedroom ground-floor apartment which forms part of a unique, modern residential development situated in the highly desirable West End of Edinburgh. The property offers clean, contemporary living space within walking distance of the city centre and the Water of Leith. Benefits include double glazing, gas central heating, a bike store, and a secure entry system. The property would make an excellent first-time buy or sound buy-to-let investment and is offered to the market chain free.

THE LIVING ROOM



Accommodation is focused on a bright, neutrally decorated living room which is finished with quality laminate flooring. A sliding door hides the attached kitchen which boasts a good range of base and wall-mounted units which offer plenty of prep and storage space. The kitchen enjoys a range of integrated appliances including a dishwasher. The washing machine and tumble dryer are housed in a useful laundry cupboard accessed from the hallway.

THE KITCHEN





The bedroom is a generous double with a triple-integrated wardrobe and ample floor space for further freestanding bedroom furniture. The living accommodation is completed by a shower room which boasts full contemporary tiling and a large walk-in shower.

THE SHOWER ROOM



THE BEDROOM



FLOOR PLAN, DIMENSIONS & MAP

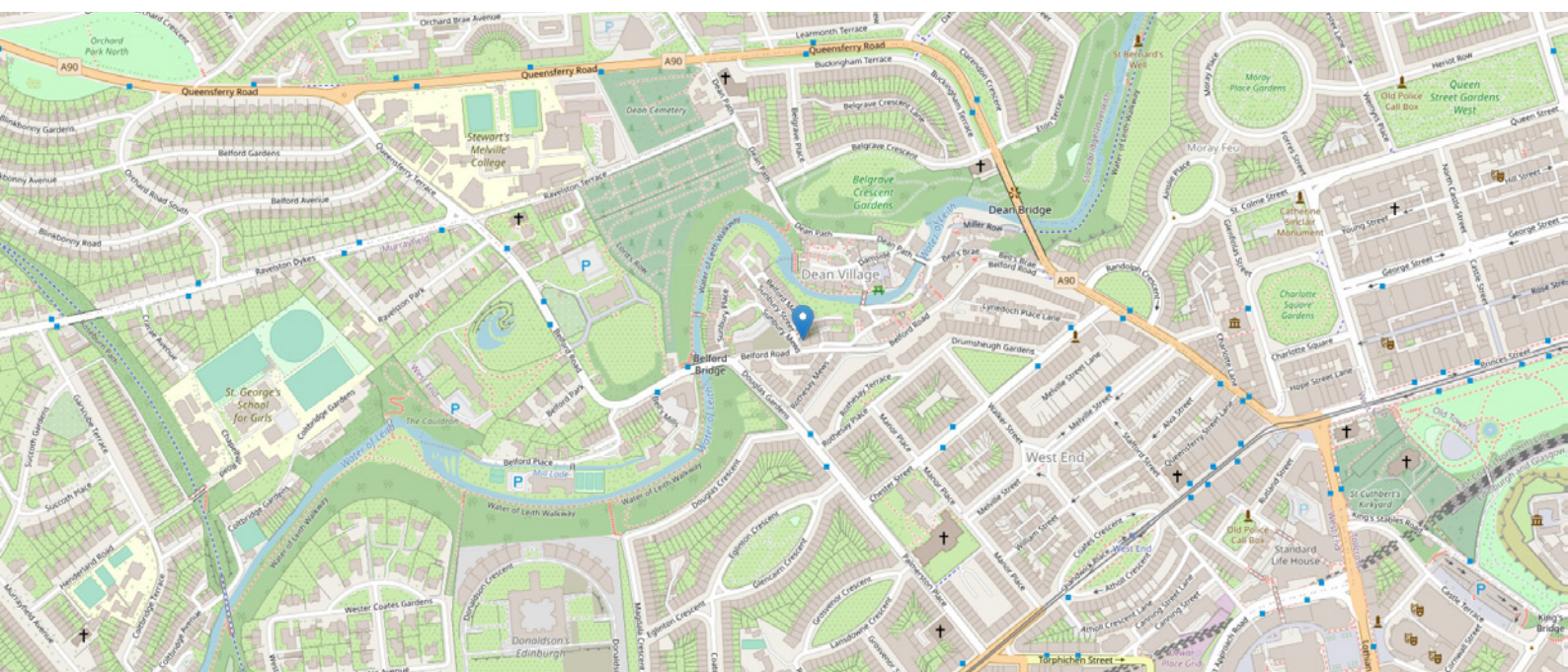


Approximate Dimensions (Taken from the widest point)

Living Room	3.80m (12'6") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Bedroom	2.80m (9'2") x 2.50m (8'2")
Shower room	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 38m²
EPC Rating: C

Extras (Included in the sale): Integrated appliances will remain, and some items of furniture may be available by separate negotiation.



THE LOCATION

The West End is a highly sought-after area of Edinburgh's city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions.





The property is within walking distance of Princes Street, where all of the fashionable high-street retailers can be found, and George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary levels and is well-positioned for the capital's finest independent schools.



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