

24a Claremont Bank

EDINBURGH, EH7 4DR



Spacious two-bedroom lower villa nestled in a quiet cul-de-sac residential area, with easy access to Leith and the city centre



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McEwan Fraser Legal is delighted to present this two-bedroom lower villa in Bellevue. The property is neutrally decorated and bright.

THE LIVING ROOM



Inside, the property comprises a spacious living area with a large window, flooding the room with natural light. This could also be used as a living/dining area. The fully equipped kitchen has a gas hob, oven, white goods, ample cupboard and worktop space and access to the rear garden.

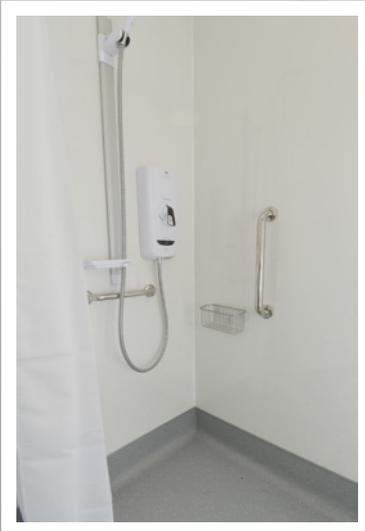
THE KITCHEN





There are two bedrooms, one double with large fitted wardrobes providing ample storage and one single room. The shower room has a shower, toilet and sink. This is a wet room, making the shower accessible to all. Additionally, there is a large storage cupboard in the hall.

THE WET ROOM



BEDROOM 1



BEDROOM 2

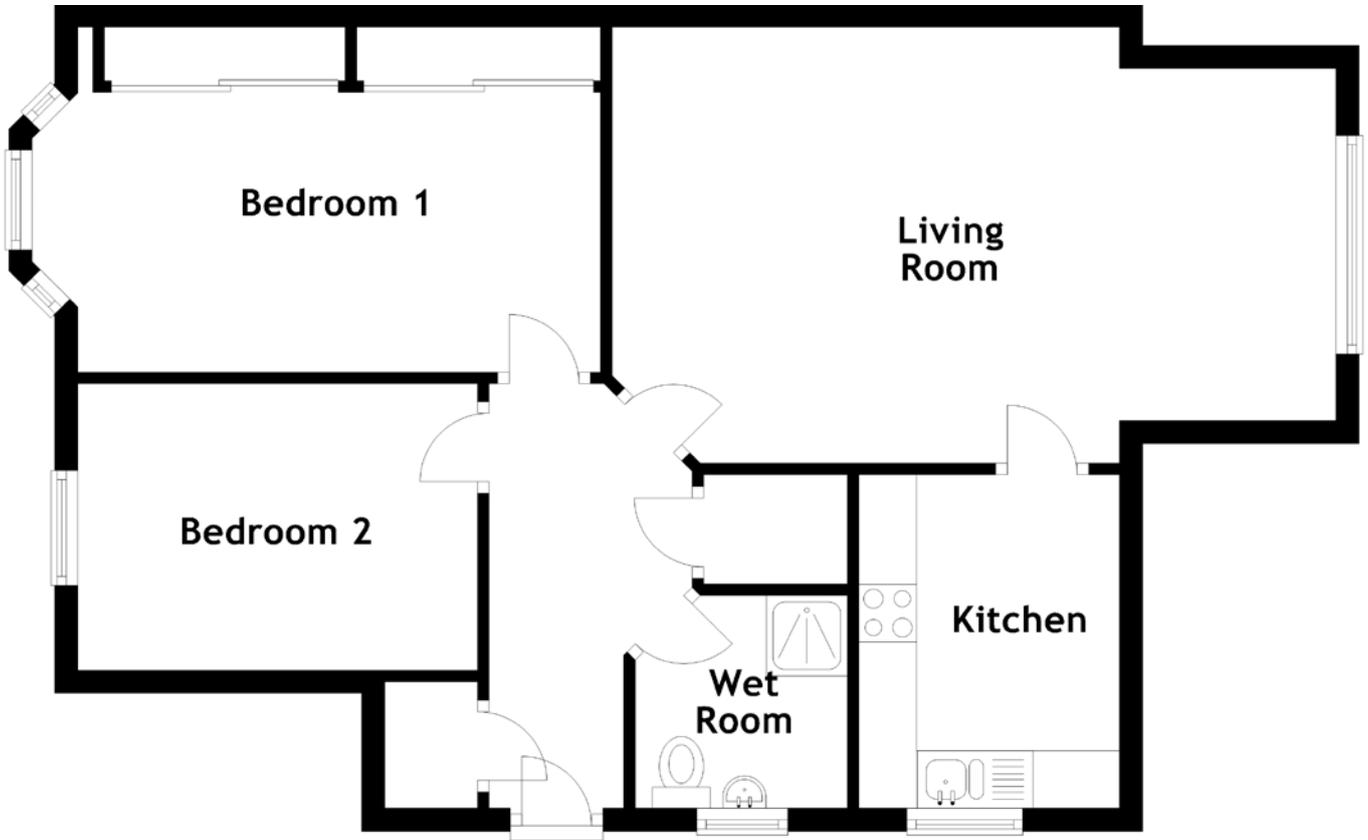


The property includes a double driveway and a large rear garden. This is a rare opportunity to acquire a spacious lower villa in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

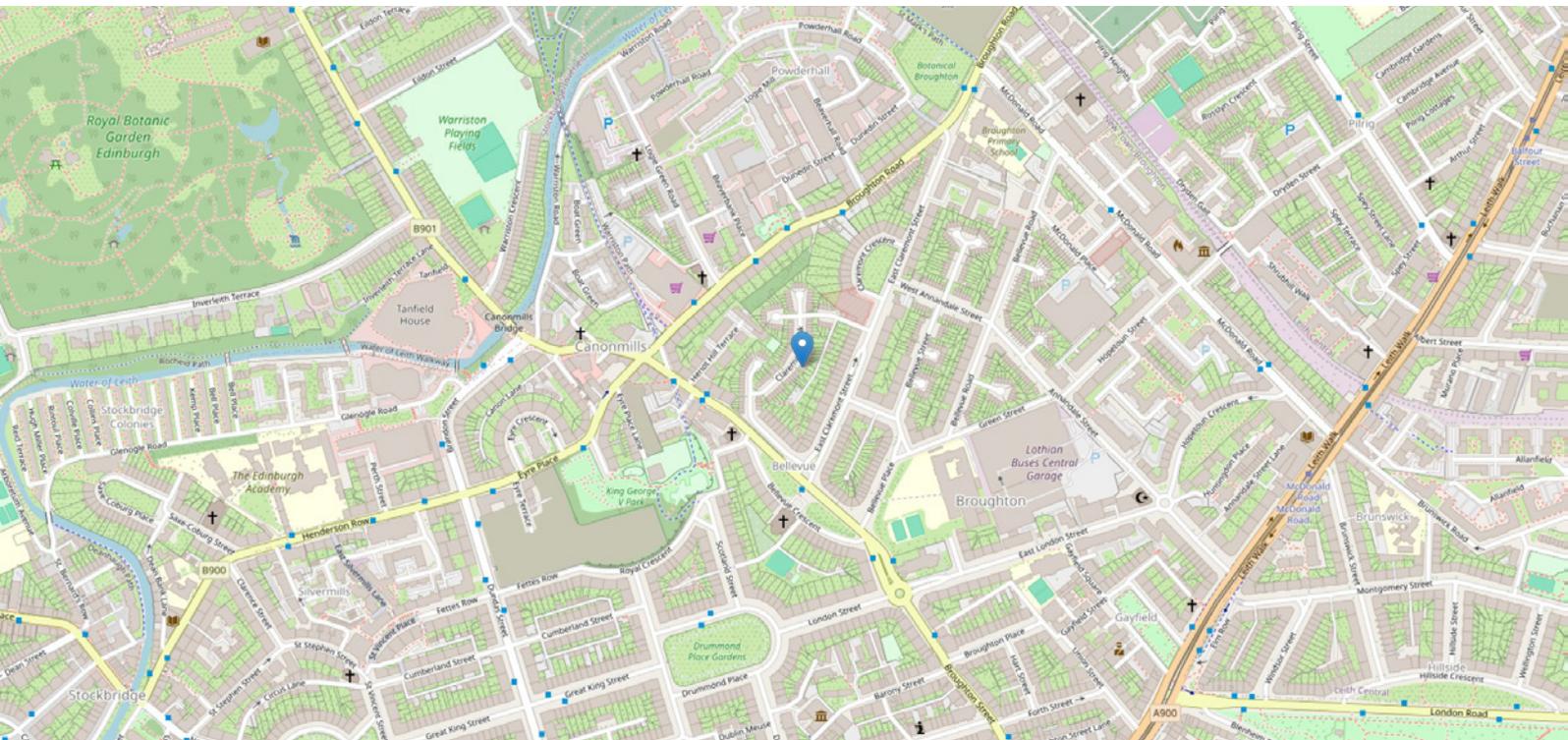


Approximate Dimensions (Taken from the widest point)

Living Room 6.25m (20'6") x 3.79m (12'5")
 Kitchen 2.90m (9'6") x 2.25m (7'5")
 Wet Room 1.85m (6'1") x 1.83m (6')

Bedroom 1 4.51m (14'10") x 3.00m (9'10")
 Bedroom 2 3.45m (11'4") x 2.49m (8'2")

Gross internal floor area (m²): 64m²
 EPC Rating: E



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, 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 are 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, 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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