



A beautifully presented two-bedroom tenement flat in true walk-in condition, boasting stunning views of Calton Hill



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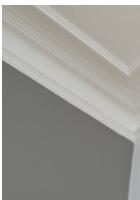
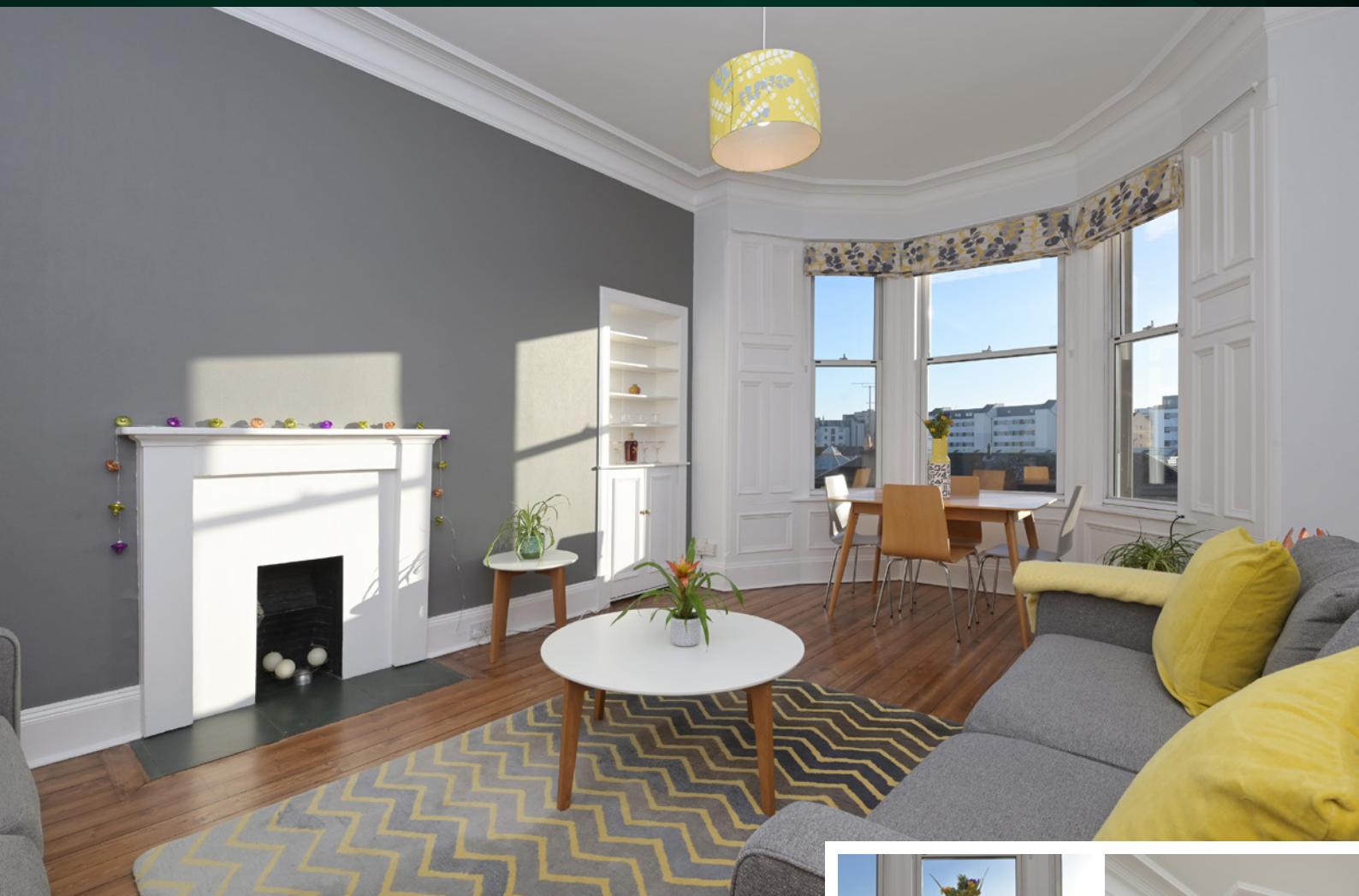


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McEwan Fraser is delighted to present this superb two-bedroom tenement flat to the market. Offered in excellent condition throughout, the property enjoys a fantastic location with easy access to the city centre, making it an ideal purchase for a first-time buyer or city professional seeking a true walk-in home.

THE LIVING ROOM



Upon entering, a welcoming hallway with integrated storage sets the tone for the accommodation. The heart of the home is the stunning, naturally bright lounge, which enjoys open views towards Calton Hill and offers ample space for a variety of furniture configurations, providing the perfect setting for both relaxing and entertaining. The room retains a wealth of period charm, including an original cornice, traditional high skirting boards, and beautifully exposed floorboards.

THE KITCHEN



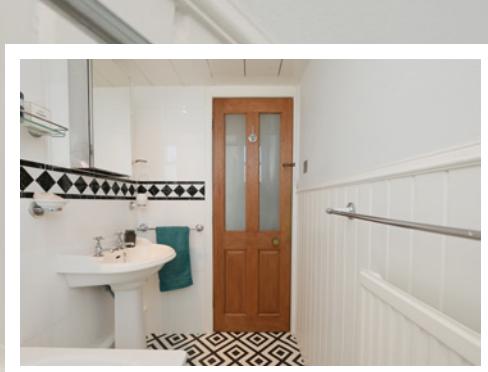
The ultra-modern fitted kitchen is well equipped with an excellent range of base and wall-mounted units, offering generous preparation and storage space for the aspiring chef. A mix of integrated and free-standing appliances are included in the sale, with the exception of the fridge freezer.





There are two generously proportioned double bedrooms, both flooded with natural light and offering plenty of space for a full range of free-standing bedroom furniture. The internal accommodation is completed by a stylish bathroom, which blends traditional panelling with contemporary tiling and features a three-piece white suite with a shower over the bath.

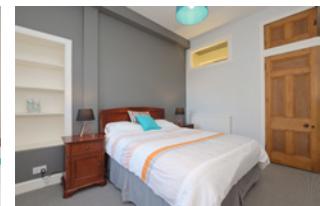
THE BATHROOM



BEDROOM 1



two generously proportioned double bedrooms, both flooded with natural light



BEDROOM 2



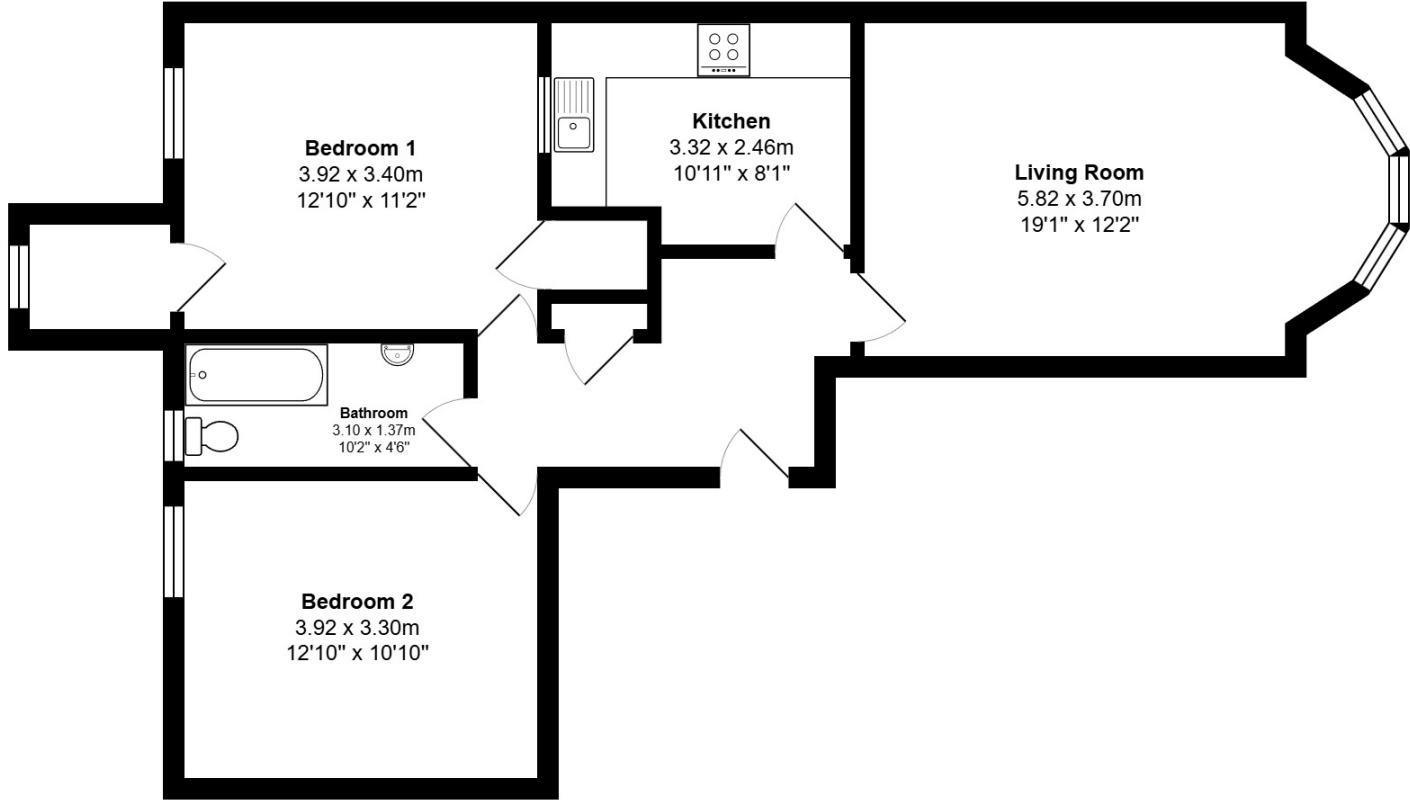
Additional benefits include gas central heating, double glazing, a well-maintained communal stairwell with a secure entry phone system, and access to a communal garden to the rear.

Early viewing is highly recommended to appreciate the quality, character, and superb location of this attractive property.

EXTERNALS

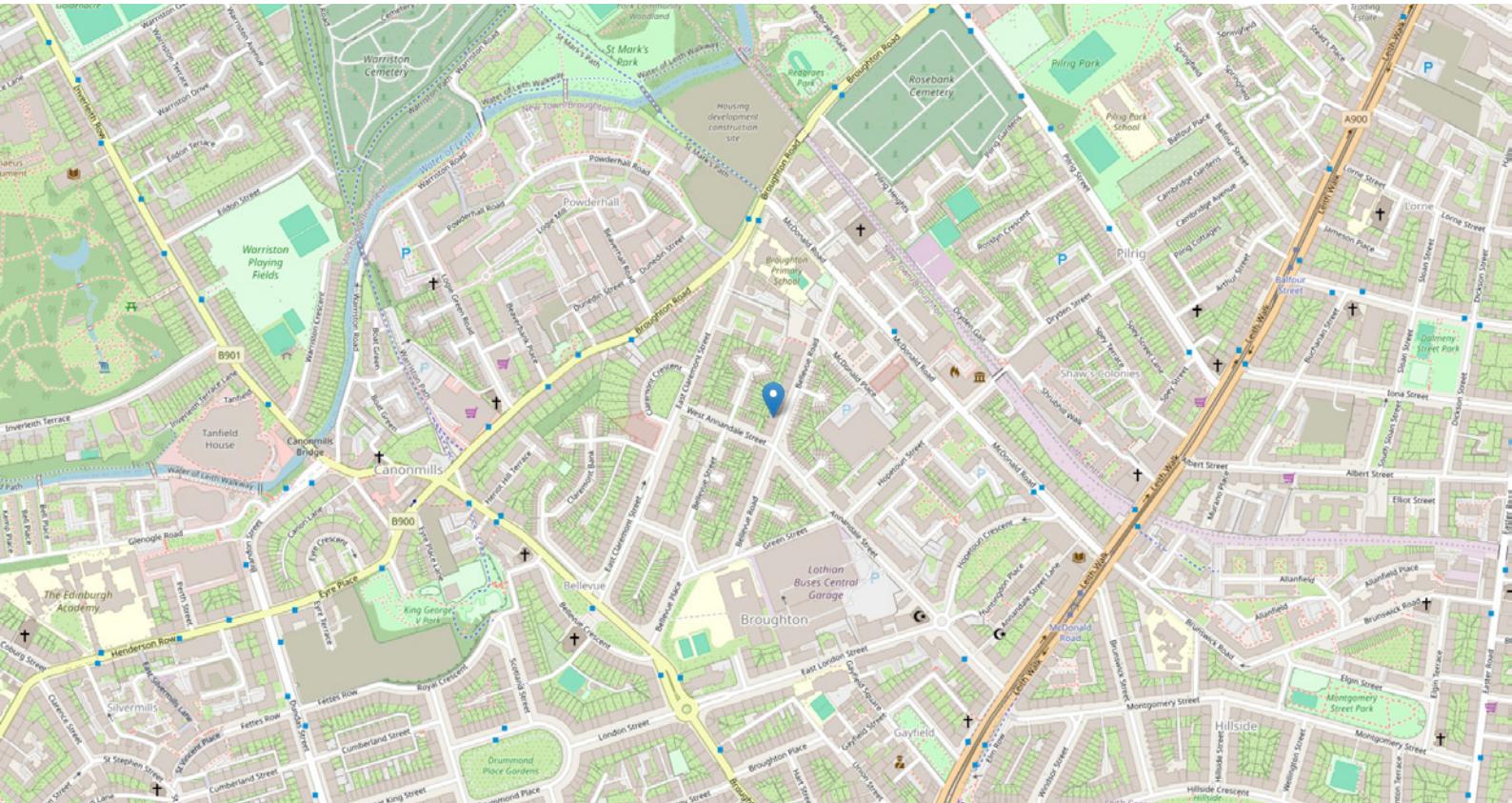


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: C

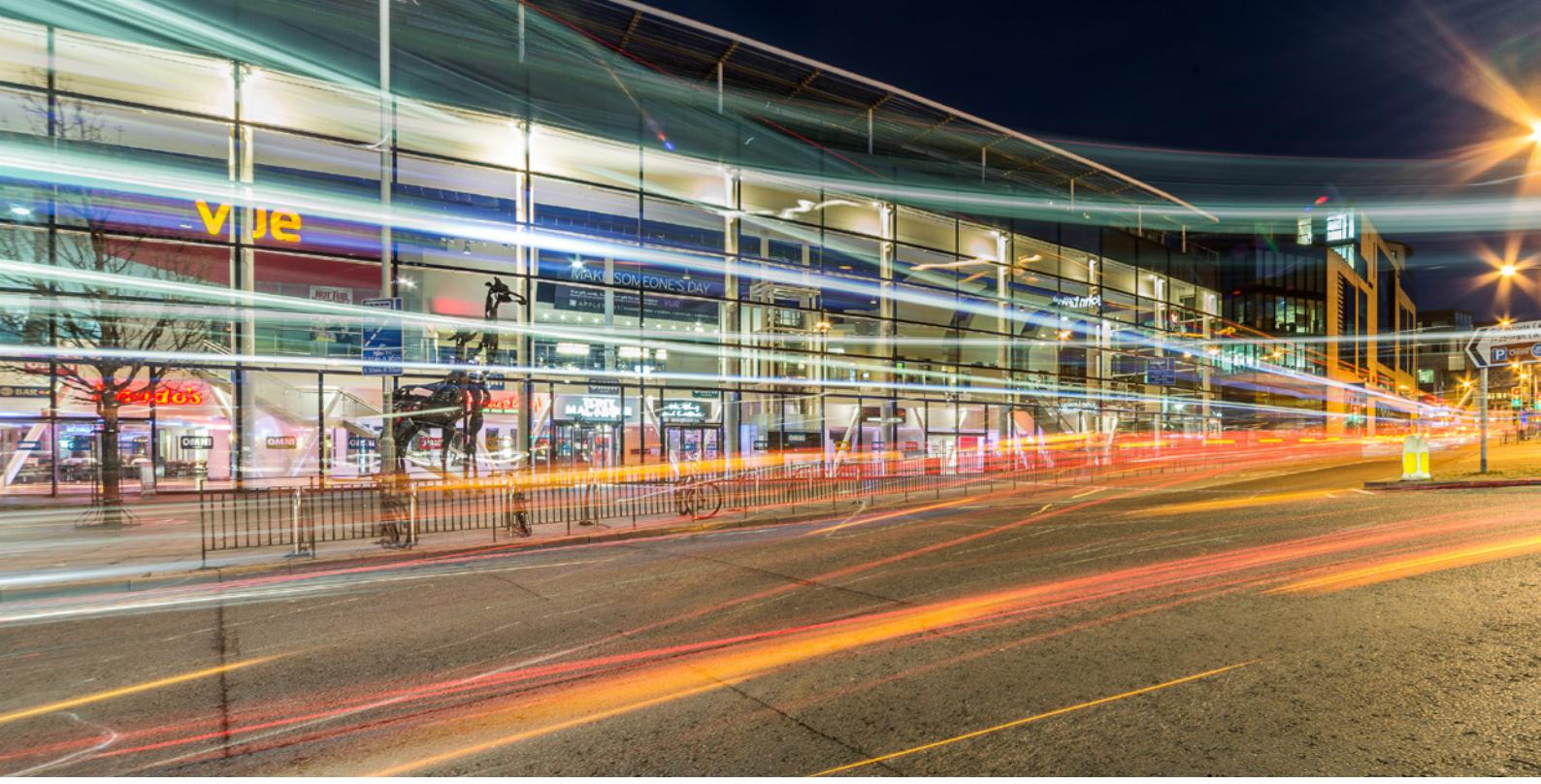


THE LOCATION

Bellevue is a highly sought-after residential area located just to the north of Edinburgh's city centre, offering the perfect balance of urban convenience and established neighbourhood charm. Its prime position allows easy access to the city centre, which can be reached on foot in approximately 20 minutes, or within a short journey by public transport, making it ideal for professionals, families and investors alike. The area is exceptionally well served by a wide range of local amenities. Nearby Leith Walk and

Broughton Street provide an excellent selection of independent shops, cafés, restaurants and bars, along with everyday conveniences such as supermarkets, pharmacies and banks. Further retail options are available at the Omni Centre and St James Quarter, both easily accessible.





Bellevue benefits from excellent transport links, with frequent bus services connecting the area to the city centre, Leith, and beyond. Waverley Station is also within close proximity, offering national rail connections, while Edinburgh Airport is readily accessible via tram and bus services.

Recreational opportunities are plentiful, with the open green spaces of London Road Gardens, Pilrig Park and the Water of Leith Walkway all nearby, providing ideal settings for walking, cycling and outdoor leisure. The area also benefits from easy access to cultural attractions, gyms, and entertainment venues throughout the city.

Overall, Bellevue offers an attractive combination of central location, strong transport connectivity, excellent amenities and access to green spaces, making it one of Edinburgh's most desirable places to live.



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