

101/1 Bellevue Road

EDINBURGH, EH7 4DG



*BEAUTIFULLY PRESENTED ONE
BEDROOM FLAT*



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McEwan Fraser Legal is delighted to present this one bedroom first-floor flat in the highly sought-after area of Bellevue. The property is in walk-in condition but does have development opportunity to move the kitchen and create a second bedroom, creating a very lucrative investment.

Internally, the property comprises of an bright entrance hallway with wooden floors leading into the gorgeous living room on your right, with quintessential Edinburgh high ceilings, ornate cornicing and a period fireplace. Down the hall from here is the large kitchen/dining room that benefits from a fixed gas hob and oven, with ample wooden worktops, perfect for the keen chef to cook up a storm. This property also benefits from a utility space off the kitchen.

The double bedroom is bright and spacious, with wooden flooring continuing into this room. The box room has been converted in other properties into an internal kitchen to allow a second bedroom to fitted into the current kitchen space. If done correctly, this can greatly increase your yield if you plan to use this as a buy-to-let.



The Lounge







Kitchen/Diner







The Bedroom



Box Room

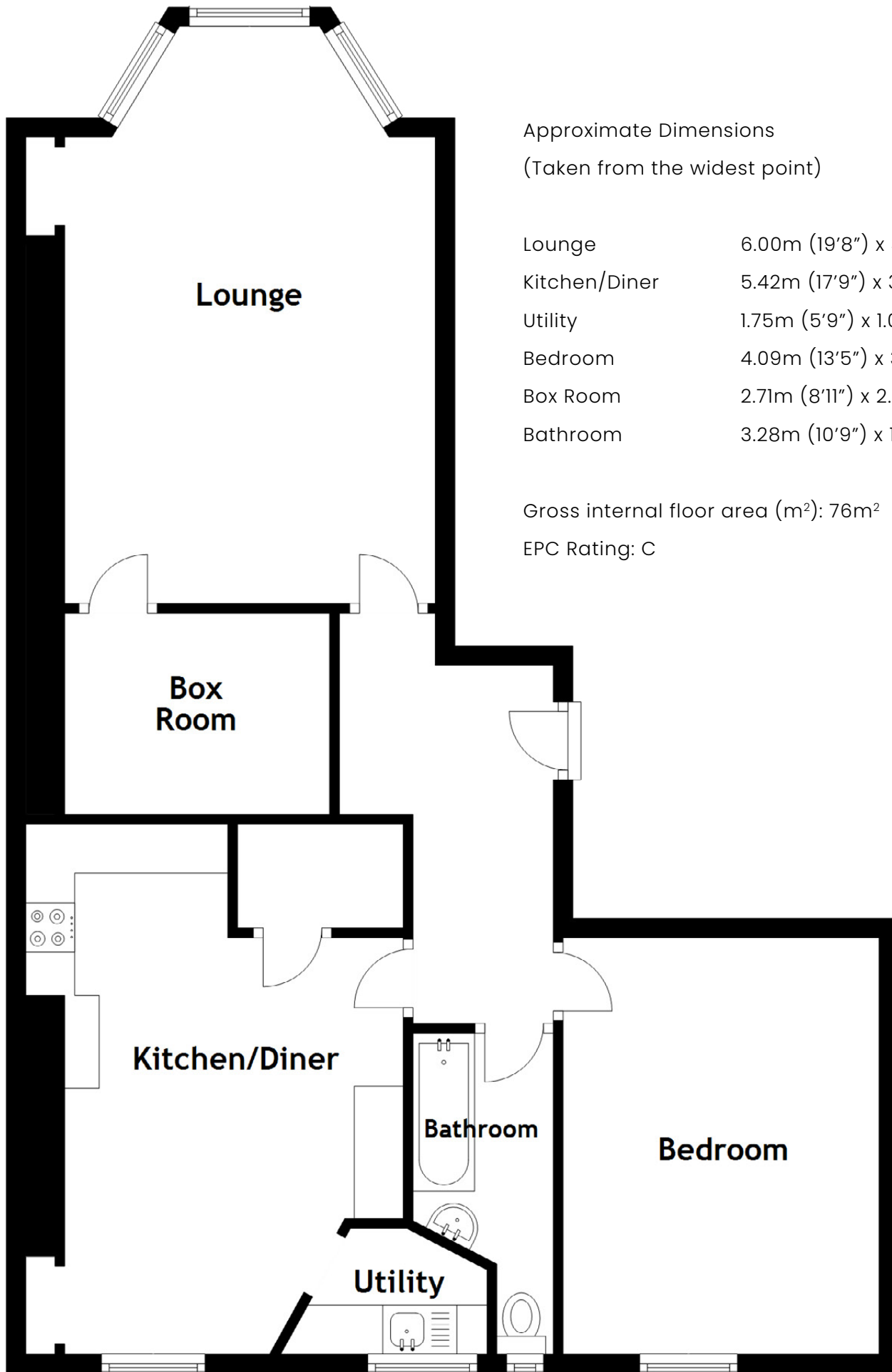




The Bathroom







Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.79m (12'5")
Kitchen/Diner	5.42m (17'9") x 3.46m (11'4")
Utility	1.75m (5'9") x 1.07m (3'6")
Bedroom	4.09m (13'5") x 3.23m (10'7")
Box Room	2.71m (8'11") x 2.06m (6'9")
Bathroom	3.28m (10'9") x 1.35m (4'5")

Gross internal floor area (m²): 76m²

EPC Rating: C



In addition to this, the property includes on-street parking and a generously sized, well-maintained communal garden. This is a rare opportunity to acquire a central flat in a fantastic location.

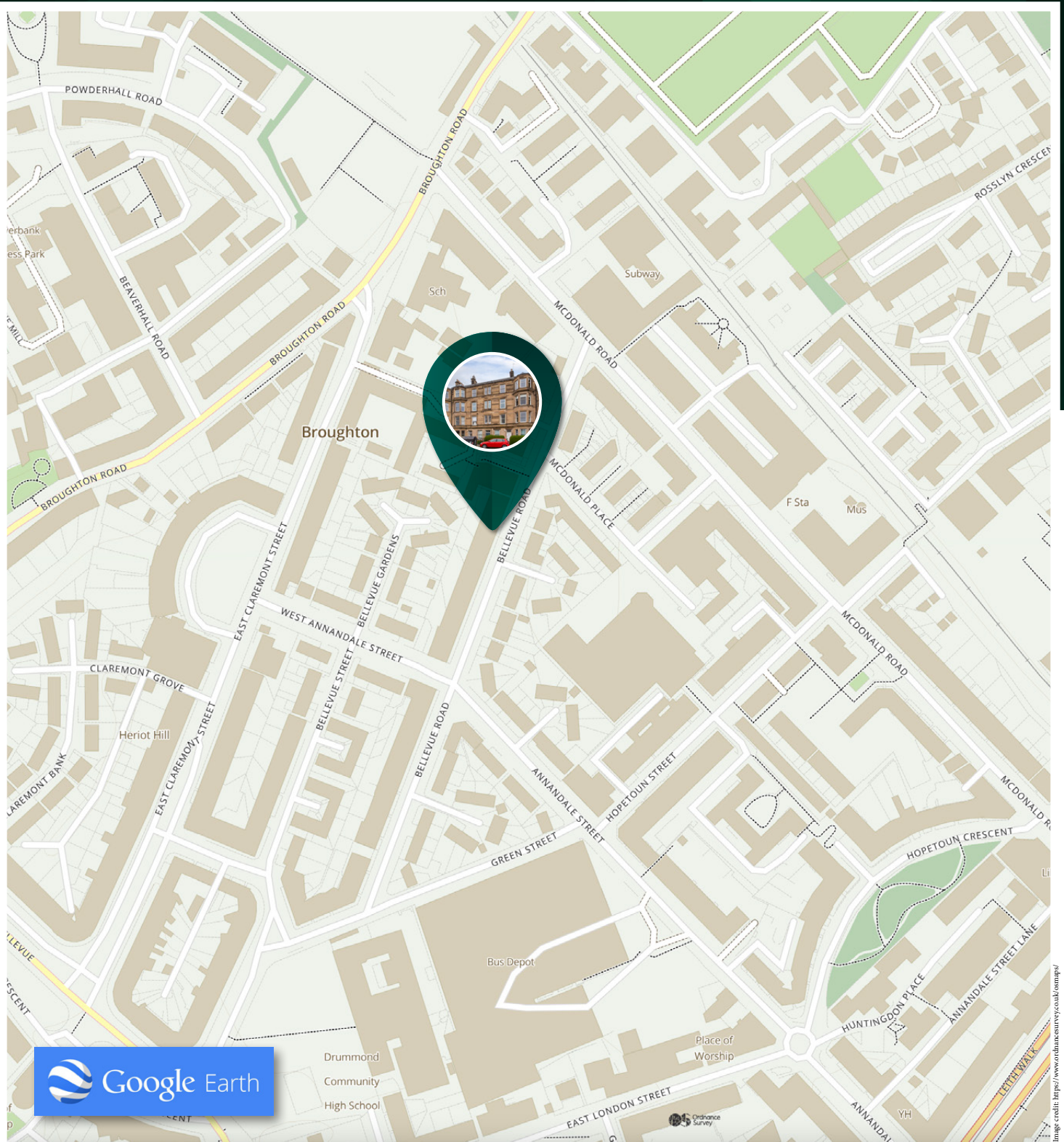




Bellevue is an exclusively residential district on the fringe of the New Town on its north-east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian-style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties.

It is also a short walk into the city centre, with the option of using one of the many and frequent bus or tram services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.

The Location



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THE SUNDAY TIMES
THE TIMES



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