

# 88/6 East Claremont Street

BELLEVUE, EDINBURGH, EH7 4JZ



*Well located within the prestigious New  
Town area of Edinburgh*



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McEwan Fraser Legal is delighted to present this spacious, two-bedroom top-floor flat, making for an ideal city centre residence or Buy-To-Let opportunity, while being located within the prestigious New Town area of Edinburgh.

# THE LOUNGE



Internally this accommodation is in immaculate decorative order, while briefly consisting of; an entrance hallway with a shelved storage cupboard, a bright and spacious lounge with a feature gas fire including surround, a bay window, an Edinburgh press cupboard and beautiful period cornicing and a partially tiled kitchen which benefits from an integrated four-ring gas hob/oven and extractor hood.

# THE KITCHEN







There are two spacious double bedrooms, one of which has double built-in mirrored wardrobes and an ornamental fireplace, the other has a further Edinburgh press, a walk-in wardrobe and views across to Arthurs Seat and Calton Hill.

The three-piece shower room benefits from a double walk-in shower cubicle with a waterfall shower head, a large chrome heated towel rail and an extractor fan.

The attic is currently accessed via the communal stairway, providing more than adequate additional storage space.

# THE SHOWER ROOM





# THE BEDROOMS





This property also benefits from; high ceilings, gas central heating, full double glazing and real wood flooring presumed throughout, a secure door entry system, a communal garden to the rear of the property, accessed via the stairway as well as a communal storage cupboard and more than adequate on-street permit parking, with residents permits available at a small annual fee.

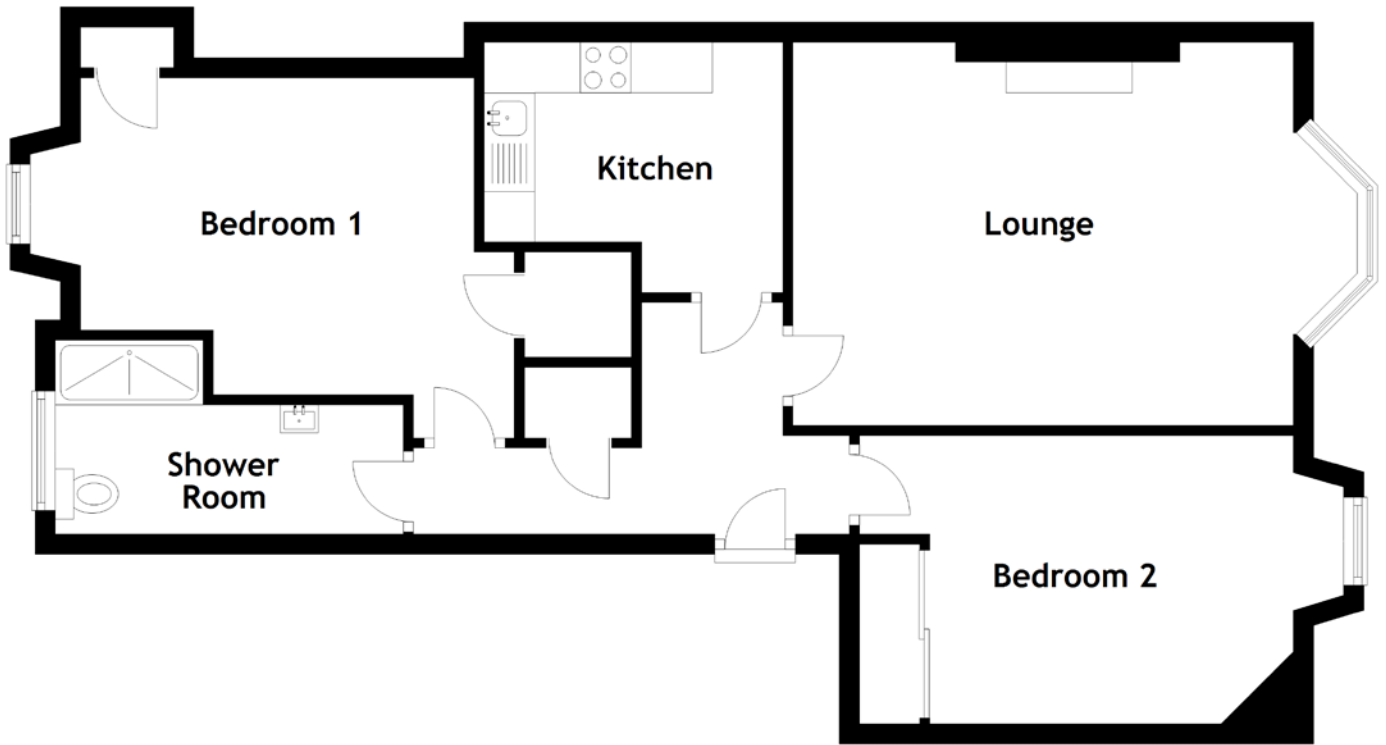
Viewing of this property is highly recommended.

# EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP

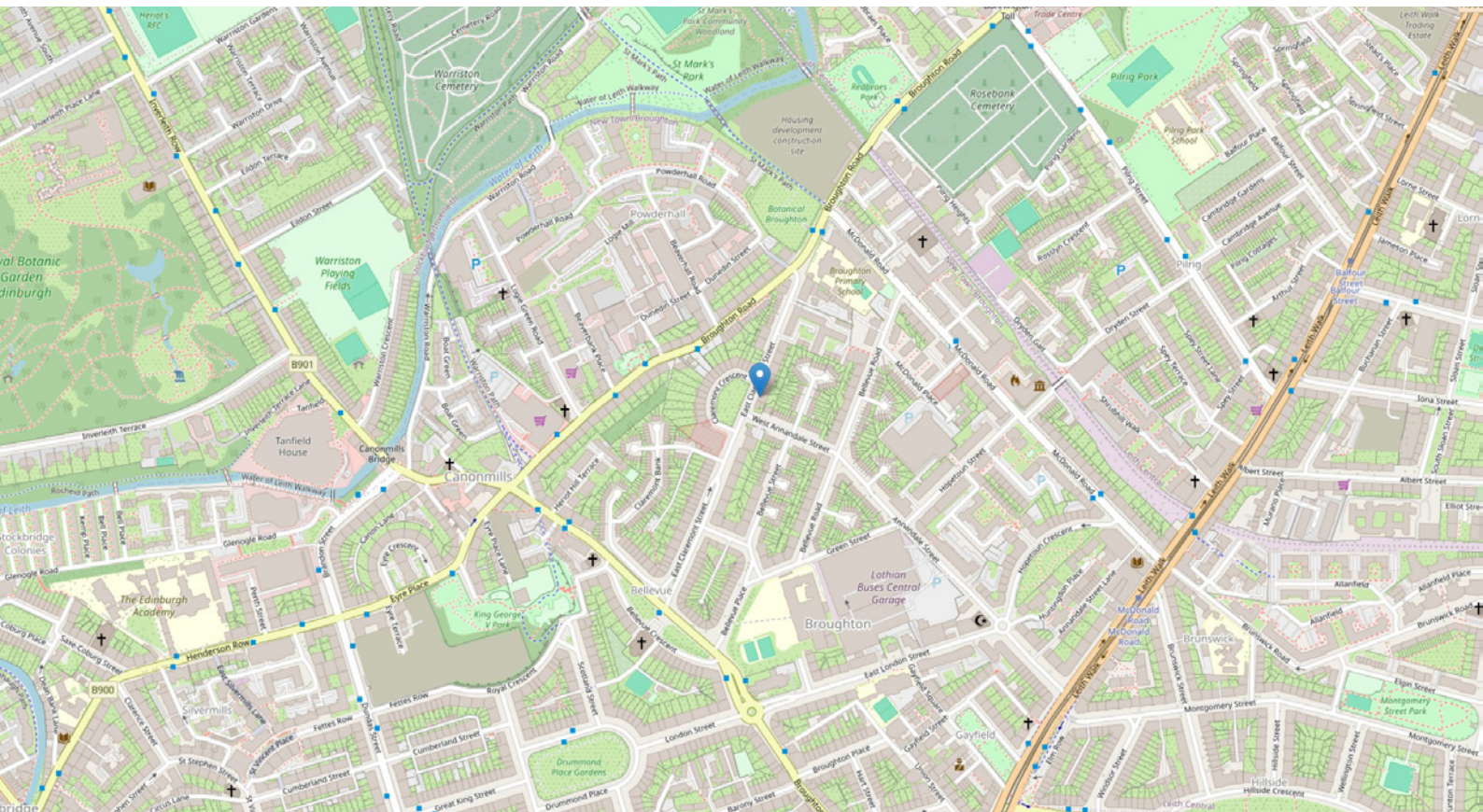


Approximate Dimensions (Taken from the widest point)

Lounge 6.22m (20'5") x 3.80m (12'6")  
 Kitchen 2.96m (9'9") x 2.48m (8'2")  
 Shower Room 3.45m (11'4") x 1.92m (6'4")

Bedroom 1 4.30m (14'1") x 3.36m (11')  
 Bedroom 2 4.30m (14'1") x 2.86m (9'5")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
 EPC Rating: D





# 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, there 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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