



lindsays

11 Belford Place,
Belford, Edinburgh, EH4 3DH

"A unique and rarely available detached house in a sought after location. The property has been under its current ownership since it was built and has never been on the market"

- Spacious and unique detached family house
- Elevated position in Belford
- Bright sitting room with open views
- Dining room
- Breakfasting kitchen with utility room
- Five bedrooms (three with en-suite facilities)
- Family bathroom
- Gas central heating
- Double glazed throughout

EPC Rate D

FIXED PRICE £950,000



Description

A unique and rarely available detached house in a sought after location. The property has been under its current ownership since it was built and has never been on the market. Its lies within the Belford area, close to the West End, and enjoys a prestigious position overlooking the Water of Leith and the Edinburgh Sports Club. The property extends to just over 2500 square feet and sits within mature gardens of approximately half an acre. The house is entered via a ground floor vestibule leading to the lower hallway, off which is the master bedroom with dressing room and en-suite bathroom. There is also a useful WC on this level as well as access to extensive cellar storage. The first floor houses the bright dual aspect sitting room which enjoys open views and leads to the dining room. A well equipped breakfasting kitchen and a utility room is at the other end of the hallway. On the first-floor half landing there is a family bathroom and a double bedroom with ensuite. On the second floor there are three bedrooms one with ensuite. Externally the property enjoys well-maintained garden ground (with greenhouse), a garage and an off-street parking space.

Please note that the two large curtain poles in sitting room and dining room together with the curtains will not form part of the sale along with the curtains in the hall.

Area

The property enjoys an prestigious position overlooking the Water of Leith walkway and a short distance from the centre of Edinburgh's West End. Some of Edinburgh's best schools, including St George's School for Girls, Mary Erskine and Stewarts' Melville, are a convenient distance from the property. The financial district and restaurants of the West End together with Haymarket Train Station are less than approximately a half a mile away. A short walk to the modern Art Gallery and Dean Gallery and the delights of the Water of Leith lead to Stockbridge, Murrayfield and Inverleith Park. Nearby Queensferry Road provides links to the M8, M9, Forth Road Bridge and Edinburgh International Airport. In addition to the many shops of the West End, there is a Waitrose supermarket at Comely Bank and Craighleith Retail Park. Recreational facilities found locally at Edinburgh Sports Club include tennis, squash and padel.

Viewing

Sunday 2-4pm or by appointment contact Lindsay's



Belford Place,
Edinburgh,
Midlothian, EH4 3DH

SquareFoot

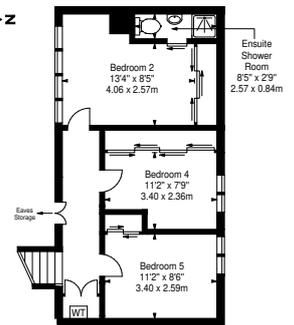
Approx. Gross Internal Area
2514 Sq Ft - 233.55 Sq M

Garage
Approx. Gross Internal Area
370 Sq Ft - 34.37 Sq M

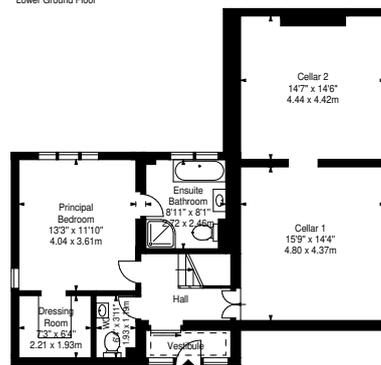
For identification only. Not to scale.
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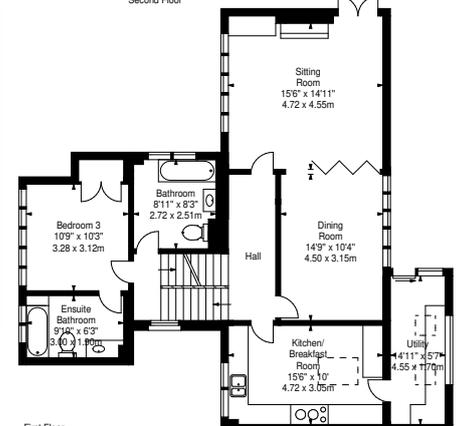
Lower Ground Floor



Second Floor



Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.