



Offers Over
£640,000

2 Belford Mews

Dean Village | Edinburgh | EH4 3BT

Neilsons are delighted to present to market this charming and rarely available four bedroom mews house pleasantly positioned on a quiet cobbled street enjoying a fantastic central location in the heart of the capital's iconic Dean Village. A stone's throw from the Water of Leith and its idyllic riverside walkways and within comfortable walking distance of the city centre, the property will undoubtedly appeal to a variety of buyers. Early viewing suggested.

-  4 beds
-  1 public
-  1 bathroom
-  On-street permit parking
-  EPC Band - F
-  Council Tax Band - G



Description

Having recently undergone a full renovation the property is shown in an excellent and true walk-in condition while briefly comprising of; welcoming entrance hallway with a staircase to the first floor, bright and airy open-plan lounge/kitchen/diner with modern bi-fold doors opening up to the street, newly-fitted modern kitchen area with a range of integrated white goods and paneling in splash areas while being styled with wooden units and a light coloured worktop, separate utility room with rear door access, first floor landing with good integrated storage provisions, three well-proportioned double bedrooms all with ample space for freestanding furniture and different configurations, fourth bedroom with flexible use as a single bedroom or home study, access via a bedroom staircase to the converted attic, two-piece fully-tiled W/C, and a separate fully-tiled bathroom suite with an over-bath shower and heated towel rail.

The property also benefits from an electric heating system and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge and freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, permit parking is available on Belford Mews and surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

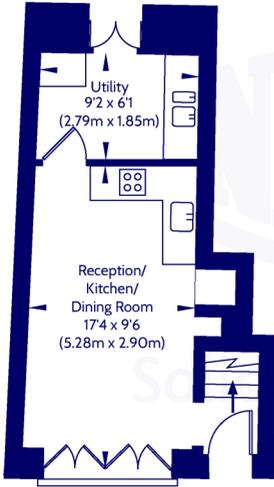
The property is located in one of Edinburgh's most desirable and unique locations, the charming and historic Dean Village. Surrounding by impressive historic buildings and cobbled streets, the area has the feel of a quaint village, whilst simultaneously being within close proximity to the city's West End and a wide variety of amenities and transport links. Leafy walks can be enjoyed along the Water of Leith which links up to the vibrant neighbouring area of Stockbridge and the impressive Dean Galleries.



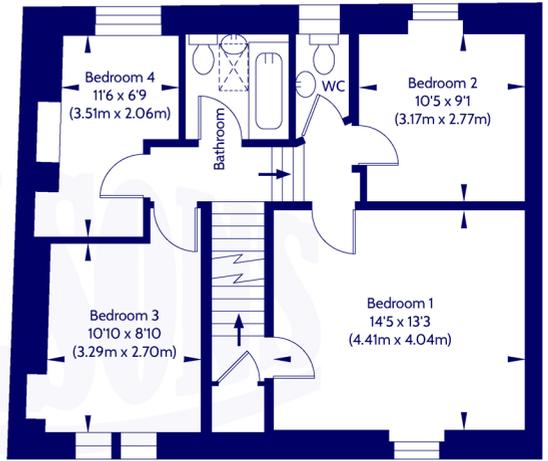
Approx. Internal Area 105.91 Sq M / 1140 Sq Ft.

Not to scale. For identification only.

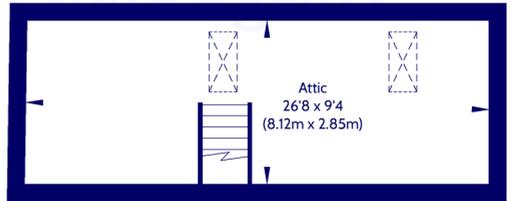
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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