



lindsays

107/1 Bellevue Road,
Bellevue, Edinburgh, EH7 4DG

"Bright, spacious 1 double bedroom and boxroom first floor flat with resident's parking permit"

- Popular residential area
- Excellent local amenities
- Attractive, spacious accommodation
- Sitting room with bay window and fireplace
- Kitchen / dining room with utility room off
- Double bedroom
- Box bedroom
- Bathroom
- Shared rear garden
- Residents' permit parking

EPC Rating D

OFFERS OVER £275,000



Description

107/1 Bellevue Road is a delightful, bright and spacious first floor flat, located in the popular central location of Bellevue. Internally the property is well-presented and benefits from a number of period features including decorative cornicing and fireplaces. In brief the accommodation comprises; hallway with ample storage, spacious sitting room with bay window and feature fireplace, fitted kitchen / dining room with a useful utility room off, large double bedroom, box bedroom, and bathroom. There is a well-maintained shared garden located to the rear of the building.

Area

Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols, St James Quarter and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's financial sector and cultural heart. The Castle, galleries, museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The new tram stop at the top of Broughton Street is within easy reach, as is Waverley Rail Station.

Viewing

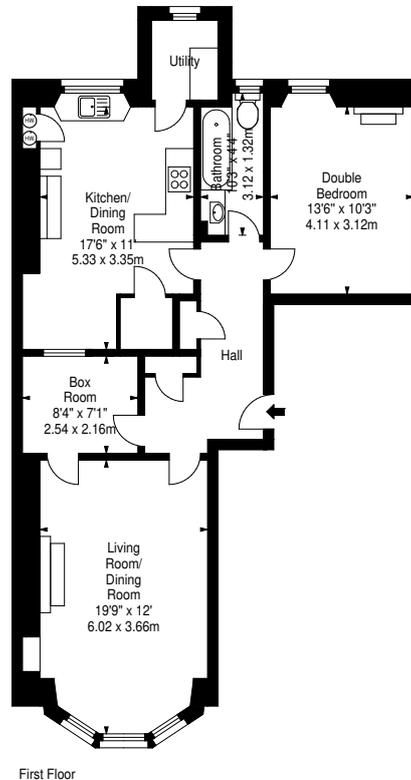
Sunday 2-4pm (no appointment necessary) or contact Lindsays 0131 229 4040



Bellevue Road,
Edinburgh, EH7 4DG



Approx. Gross Internal Area
844 Sq Ft - 78.41 Sq M
For identification only. Not to scale.
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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.