



## 53/1 Bellevue Road, Edinburgh, EH7 4DJ

Spacious, Traditional, Two-Bedroom, First-Floor Flat

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# Property Description

Spacious, two-bedroom, first-floor flat, forming part of a traditional, stone-built tenement. Located in the popular Bellevue area, within walking distance of Edinburgh city centre.

Comprises an entrance vestibule, hall, living room, kitchen, two double bedrooms, a utility room and a bathroom.

This period flat features tall ceilings, ornate cornice-work and a wood-panelled bay window. In addition, there is a secure entry system gas central heating, double glazing and generous storage, including wardrobes in both bedrooms.

Externally, there is a well-maintained, shared rear garden and ample zoned street parking to the front and on surrounding streets.

A high-ceilinged entrance hall features smooth corning and benefits from built-in, cupboard storage. A classically proportioned living room is filled with natural light, from a wide, wood-panelled bay window. The bright reception room features ornate plasterwork, a traditional fireplace and alcove storage, and offers a spacious, flexible floor plan for freestanding furniture. Set to the opposite aspect, a generously proportioned kitchen, with space for seated dining, is fitted with traditional, wood-effect units, marble-effect worktops and splashback tiling. The kitchen includes an integrated oven, a gas hob and a concealed extractor fan, whilst an adjoining utility room houses additional units and a freestanding washing machine.

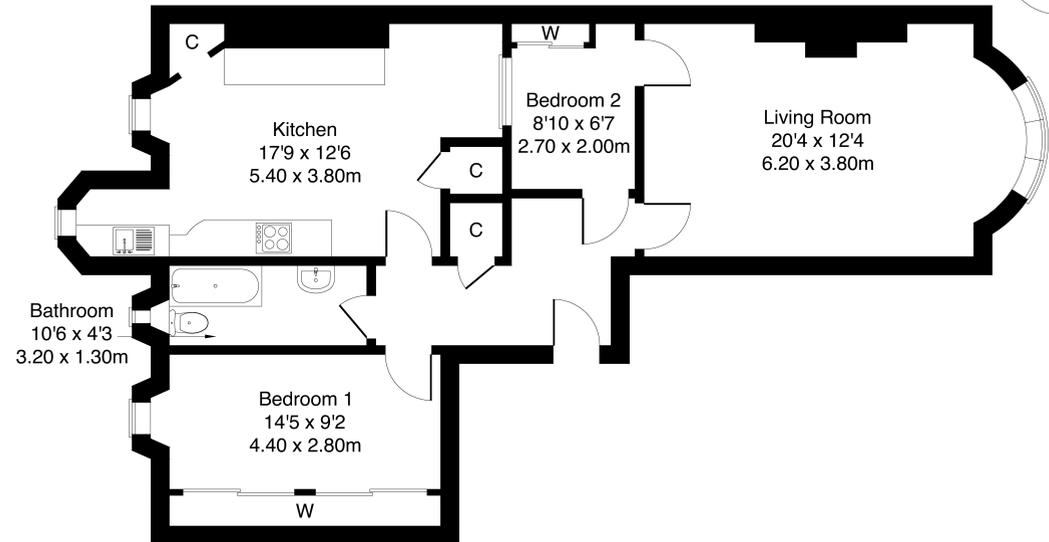
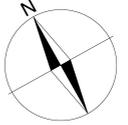
The main bedroom continues the generous proportions of the living space and features integrated wardrobe storage, whilst the second bedroom (enjoying access from both the living room and the hall) offers a good-sized, versatile space.

Completing the accommodation, a naturally lit bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



**Flat 1, 53 Bellevue Road, Edinburgh, EH7 4DJ**

Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Bellevue is a convenient and popular area, within walking distance to Edinburgh's city centre, adjacent to the New Town, the bustling East End and Leith Walk. There is a mix of stone-built tenement properties, family homes, and modern residential developments. A high amenity area, there is an extensive choice of convenience and specialist shopping and supermarkets on Leith Walk, whilst Broughton Street and nearby Canonmills and Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars, as well as a Tesco and Lidl

on Broughton Road. Outdoor spaces include King George V Park, Inverleith Park and the renowned Royal Botanic Gardens; as well as Calton Hill and Princes Street Gardens further afield. All the attractions of Edinburgh city centre can be reached on foot, whilst the newly completed St James Quarter, offers a wide range of retail, restaurants, lifestyle, and leisure facilities, with many more in planning, as does the Omni Centre. Frequent bus services are available from Elm Row, Leith Walk and York Place, including the tram, now operating to and from the Airport and Newhaven.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

