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Offers Over

£310,000

10/8 Huntingdon Place

Bellevue | Edinburgh | EH7 4AX

Enjoying a leafy green outlook to the front and rear, this two-bedroom modern ground third floor flat is tucked away in a surprisingly central modern development just a few minutes from the top of Leith Walk, The New Town and St. James Quarter.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Underground Car Park
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Internally the accommodation briefly comprises; The reception room boasts a charming bay window, accentuated by spotlights, offering an open aspect view of Calton Hill. Transitioning into the modern fitted kitchen, you'll find a range of sleek white gloss wall and base units, complemented by subway-style tiling in splash areas and ample space for a dining table. The principal bedroom features two full-height built-in wardrobes, one with a mirrored front, accompanied by a fully tiled en-suite shower room featuring a white two-piece suite and a cubicle with dual rainfall shower. A secondary, well-proportioned double bedroom offers neutral decor and hardwood flooring. The contemporary bathroom, also fully tiled, includes a white three-piece suite with a luxurious jacuzzi bath and an over-the-bath shower. The hallway provides access to a large storage attic and a pantry adjacent to the kitchen.



Factor: James Gibb, 4 Atholl Pl, Edinburgh EH3 BHT. Approx £65.00 per month.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Garage

The property benefits from a secure underground car park accessed via an electric gate, within the development is well kept manicured communal gardens.

Viewing

Please contact Neilsons on 0131 625 2222.





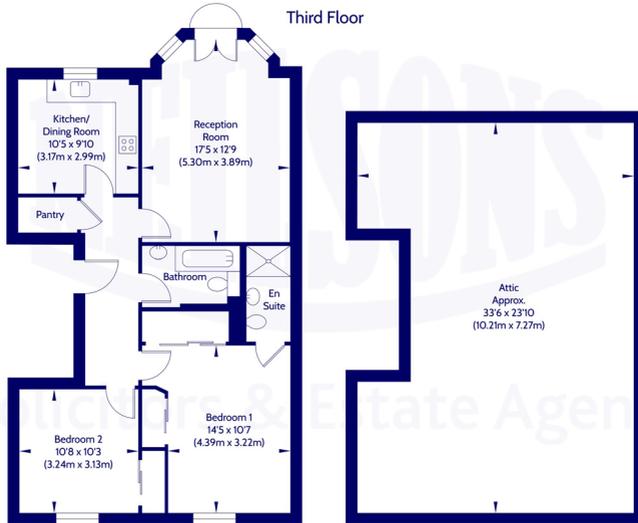
Location

Huntingdon Place forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday requirements. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the popular St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema, Pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the McDonald Road Tram stop within walking distance. The cosmopolitan Shore area of the City, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.





Approx. Gross Internal Floor Area 76.37 Sq M / 822 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



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