

100 Bellevue Road

Bellevue, EH7 4DE

- Sitting room/dining room with bay window
- Stylish kitchen with all appliances
- Double bedroom 1 with built in wardrobes
- Double bedroom 2
- Contemporary bathroom
- Excellent attic storage
- Private rear garden
- Beautifully presented property in popular area
- Driveway parking and ample residents' permit parking
- Gas central heating and double glazing

Stylish two bedroom terraced house with private garden and driveway

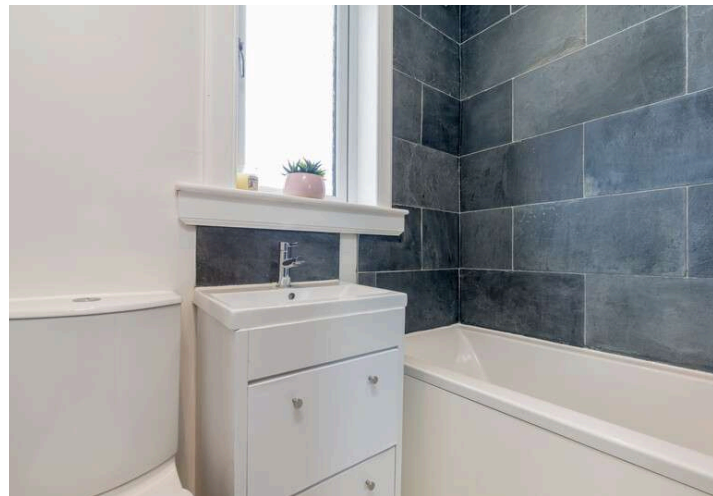
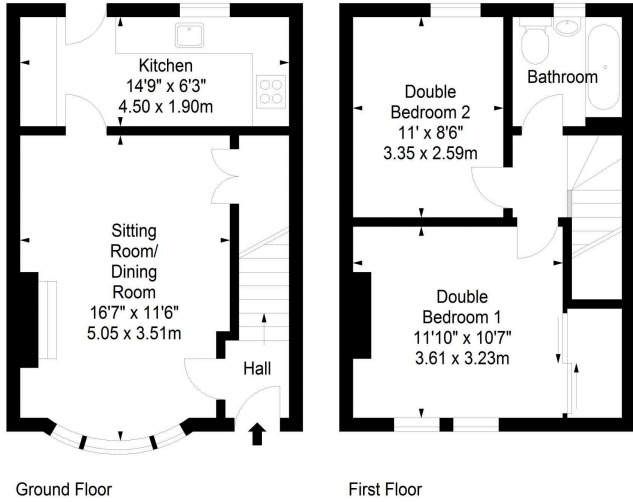
Description

Located in the highly desirable residential area of Bellevue, 100 Bellevue Road is a superb, well proportioned two bedroom terraced house situated within easy walking distance of an excellent range of local amenities on cosmopolitan Broughton Street, Canonmills and the City Centre. The property offers beautifully presented, stylish accommodation, in good order throughout, with the benefit of a private rear garden and driveway parking.

Location

Bellevue is located only a short walk from the commercial heart of Edinburgh, Princes Street and George Street. The

Approx. Gross Internal Area
656 Sq Ft - 60.94 Sq M
For identification only. Not to scale.
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property offers all the convenience of city centre living combined with the benefit of good local amenities. There is an array of high quality restaurants, bars and shops within easy reach especially on nearby Broughton Street. There are shopping facilities at nearby John Lewis and leisure facilities at the Omni centre include a multi-screen cinema, Nuffield Health Fitness & Wellbeing Gym and numerous restaurants. There are excellent transport links with bus services to the city centre, the tram terminus at nearby York Place, and Waverley rail station and St Andrew Square bus station within walking distance. The delightful open green spaces of the Royal Botanic Gardens, Warriston Playing Fields, Inverleith Park and the impressive Water of Leith walkway and cycle path, are also within close proximity.

Fixtures and Fittings

The fitted floor coverings, fitted carpets, curtains, light fittings (with the exception of double bedroom 2), the electric hob, double oven, fridge/freezer, dishwasher and washing machine are included in the sale price. The wall mounted television is excluded from the sale.

EPC Rating Unknown

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.