



77/2f1 Bellevue Road
Bellevue, Edinburgh
EH7 4DH



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Property Summary

Offering a spacious tenement home with a sought-after central address, this one-bedroom (plus a box room) second-floor flat enjoys a bay window view of Calton Hill, classical proportions and light, airy interiors, enhanced by attractive period features and stunning views of the iconic Arthur's Seat skyline. The exceptionally charming property also benefits from access to a well-kept shared garden and on-street parking, which is controlled to prioritise residents.

The flat is accessed via communal stairs with a secure entry system. Inside, the entrance hall provides an inviting introduction to the space and tasteful presentation on offer. It features useful built-in storage and quality oak flooring, which flows seamlessly through much of the home.

Features

- Prime central location
- Stunning city skyline views
- Charming second-floor tenement flat
- Communal stairs and secure entry system
- Airy entrance hall with storage
- Elegant bay-fronted living room
- Social dining/breakfast kitchen with utility room
- One rear-facing double bedroom
- Multi-use box room/study
- Bathroom with shower-over-bath
- Attractive shared garden
- Controlled on-street parking (Zone N1)
- Gas central heating





Elegant bay-fronted living room

An elegant living room extends from the hall, illuminated by a southeast-facing bay window and adorned with authentic decorative detailing. A focal period fireplace adds further character to this generous sitting area, which is adjoined by a box room - ideal as a handy storage area, occasional bedroom, or dedicated home office.

To the rear of the property, a light-filled contemporary kitchen is styled with light grey cabinetry and illuminated wood-style worktops.





A light-filled contemporary kitchen with a utility room

Integrated appliances include an oven, gas hob, feature hood, fridge, and freezer. A pantry cupboard provides additional storage, while an openly-adjoined coordinating utility area houses an under-counter washing machine. The kitchen also offers dining and breakfast areas, creating a welcoming space for social gatherings.

The good-sized double bedroom enjoys a peaceful position to the rear, overlooking the garden and framed by an understated cornice. Finally, the bright bathroom blends modernity with traditional charm, fitted with a WC, a basin with toiletries storage, a towel radiator, and a roll-top bath with overhead shower. The flat is served by gas central heating and retains its characterful sash windows.

Residents of the tenement share access to a large, attractively maintained rear garden, while on-street parking along Bellevue Road is controlled under Zone N1.

Extras: The sale includes all fitted floor and window coverings, light fittings in the bathroom, kitchen and utility, and the integrated kitchen appliances. The freestanding washing machine is available by separate negotiation.





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Bay window view from lounge

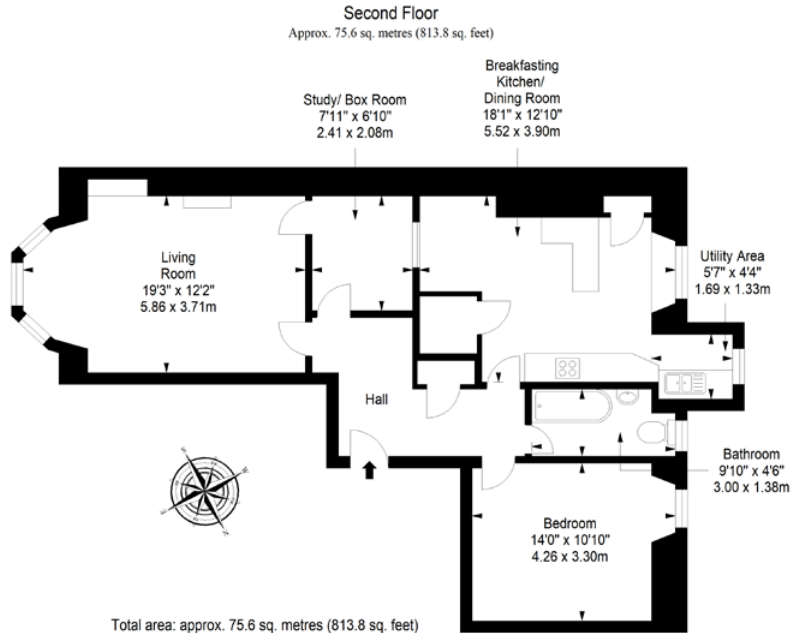




Bellevue, Edinburgh

Situated on the eastern fringes of the desirable New Town, Bellevue is popular with professionals, families and downsizers alike thanks to its varied housing options, from Georgian terraces and Victorian tenements to 1930s villas and modern apartments. Whilst enjoying the peace and tranquillity of a largely residential area, Bellevue locals are a short stroll from the cosmopolitan New Town, as well as the convenience of rail and airport tram links. Nearby bustling Broughton Street has retained all the charm of a traditional high street with its array of delightful independent shops and businesses, dotted between a selection of pubs, bars, and restaurants. Bellevue is ideally placed for all the capital's top cultural attractions, particularly the Playhouse Theatre, the Scottish National Portrait Gallery and the Royal Botanic Garden Edinburgh. For sport and fitness enthusiasts, there is a choice of gyms and fitness studios in the vicinity; nearby Inverleith Park and Calton Hill are also perfect for keeping fit outdoors and yield stunning views of the capital. Bellevue provides primary and secondary schooling and is also convenient for a selection of private childcare and education options.

Floorplan



EPC Rating - C | Council tax band - D | Home report Value - £325,000



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