



# 41/1 BELLEVUE ROAD

BELLEVUE, EDINBURGH, EH7 4DL



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## 41/1 Bellevue Road

Part of a traditional tenement building in sought-after Bellevue, this stylish one-bedroom (plus box room) first-floor flat represents an ideal property for city professionals. It offers sumptuous interior design and classical proportions, with impeccably high ceilings and charming period features, providing a bay-windowed living room with views to Calton Hill, a contemporary dining kitchen, and a high-spec bathroom.

Inside the flat, reached by a shared entrance and stairwell, you are greeted by a hallway with crisp white walls and varnished wooden floorboards that run throughout much of the home. It offers convenient storage and flows to the right into the generous living room. This front-facing reception area immediately catches the eye with its timber-panelled bay window and period details, including an open Edinburgh Press, a picture rail, intricate cornice work, a delicate ceiling rose, and a handsome feature fireplace. Olive-toned décor with white accents and plush carpeting add the final touch to this exquisite room. To the rear of the home, the monochrome dining kitchen is fitted with white cabinets, black granite-effect worktops, and chequered splashback tiles. It comes with under-cabinet lighting, two cupboards, an integrated five-burner gas hob, electric oven, and space for undercounter appliances. A separate utility room provides a discreet place for laundry.

In the spacious double bedroom, tranquil décor creates a peaceful and inviting environment. Meanwhile, a handy box room/study provides a versatile space for creative use. Finishing the home is the contemporary three-piece bathroom, enveloped in gleaming white wall tiles, with a double-ended bathtub and rainfall shower. Gas central heating ensures year-round warmth, whilst traditional sash-and-case windows add character.

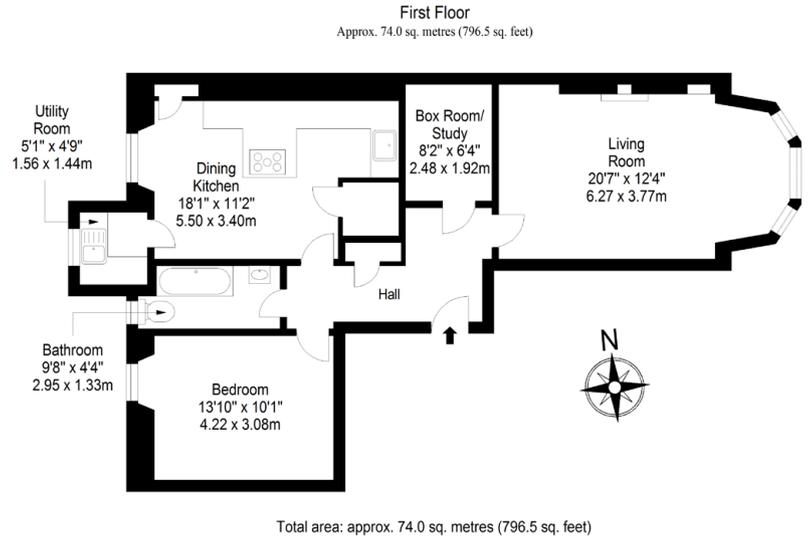
Outside, the large communal garden is beautifully manicured, providing a true haven in the heart of the city. Controlled parking is available with a residents' permit (Zone N1).

Extras: all fitted floor and window coverings, light fittings, and integrated appliances to be included in the sale. The undercounter appliances in the kitchen and utility room may be available by separate negotiation.



## Bellevue, Edinburgh

Bellevue is a sought-after area on the cusp of Edinburgh's New Town, just a short walk from the vibrant social scene at the top of Leith Walk, with its bustling mix of traditional and style bars alongside independent retailers and coffee shops. The area is also home to a wealth of entertainment, including a multi-screen cinema and gym at The Vue Omni Centre, The Edinburgh Playhouse and The Stand Comedy Club on nearby York Place. Stroll a few minutes further and you are in the heart of the city centre with an abundance of shopping on Princes Street and beyond and the tranquillity of Princes Street Gardens. Nature lovers will find it easy to get away from it all, either on peaceful Calton Hill, with its outstanding views over the capital, in nearby St. Mark's Park or along the lush Water of Leith Walkway, which offers access to Stockbridge, the Botanic Gardens and Leith's fashionable Shore area. The property is also within walking distance of Broughton Primary School and Drummond Community High School. In addition to being just a short walk from most of the city's amenities, the area also benefits from a wealth of public transport. Frequent buses run day and night along Leith Walk and the new tram line stops at York Place, connecting you quickly to Edinburgh Airport. Waverley Station is within walking distance, offering frequent commuter services to the West.



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