



17 Huntingdon Place, Bellevue,
Edinburgh, EH7 4AX



A rarely available mid terraced townhouse with drive, garage and private garden in the heart of the city

 3 Bed  2 Bath  1 Reception

Huntingdon Place is a quiet tree lined cul-de-sac just a short walk from all the area has to offer. Number 17 is a superb three-bedroom townhouse with a private drive, an integral garage and a charming patio garden. Arranged over three levels and extending to around 1292 square feet, the accommodation comprises on the ground floor the entrance hall and a WC. On the first floor there is an elegant sitting room which offers plenty of space to entertain. Double French doors give access to a Juliet balcony. The kitchen/dining room comes complete with appliances (not warranted) and again is the perfect space to entertain with French doors leading to the additional living space offered by the private garden, a delightful, sheltered spot in which to enjoy long summer evenings. The exceptionally spacious principal bedroom with fitted furniture and en-suite wet shower room is on the top floor, together with a further double bedroom, a single bedroom (currently a study) and the family bathroom with spa bath and shower. There is excellent storage space throughout, and additional benefits include gas central heating and double glazing. The development is factored by James Gibb to whom quarterly fee of approximately £237 is payable. Please note that no warranty will be given for the systems and appliances – they are sold as seen

Features

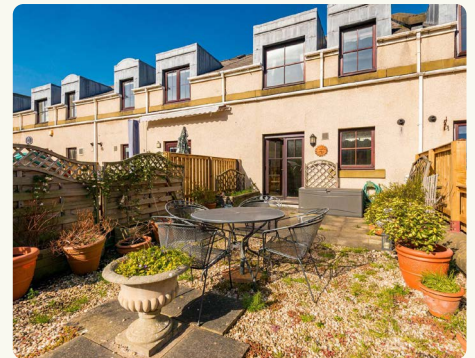
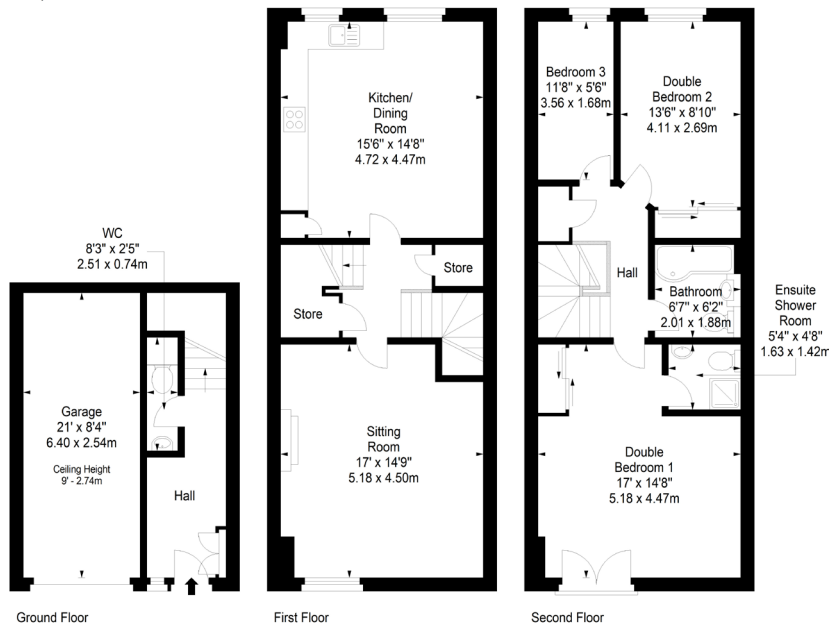
- Superb home which would now benefit from a degree of modernisation
- Hall
- WC
- Impressive sitting room with a Juliet balcony
- Exceptionally spacious kitchen/dining/family room with direct access to the garden
- Large principal bedroom with fitted furniture and en-suite wet shower room
- Second double bedroom with fitted wardrobes
- Single bedroom, currently a study
- Family bathroom with shower
- Gas central heating
- Double glazing
- Excellent storage
- EPC Rating C

Offers Over £540,000

Huntingdon Place,
Edinburgh,
Midlothian, EH7 4AX



Approx. Gross Internal Area
1292 Sq Ft - 120.03 Sq M
Garage
Approx. Gross Internal Area
176 Sq Ft - 16.35 Sq M
For identification only. Not to scale.
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Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols, the St James Quarter and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's financial sector and cultural heart. The Castle, galleries,

museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The McDonald Road tram stop is just around the corner, as are number bus services. Waverley Rail Station is within walking distance.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.