

SIMPSON & MARWICK



56/10 Belford Road, West End, Edinburgh, EH4 3BR



1

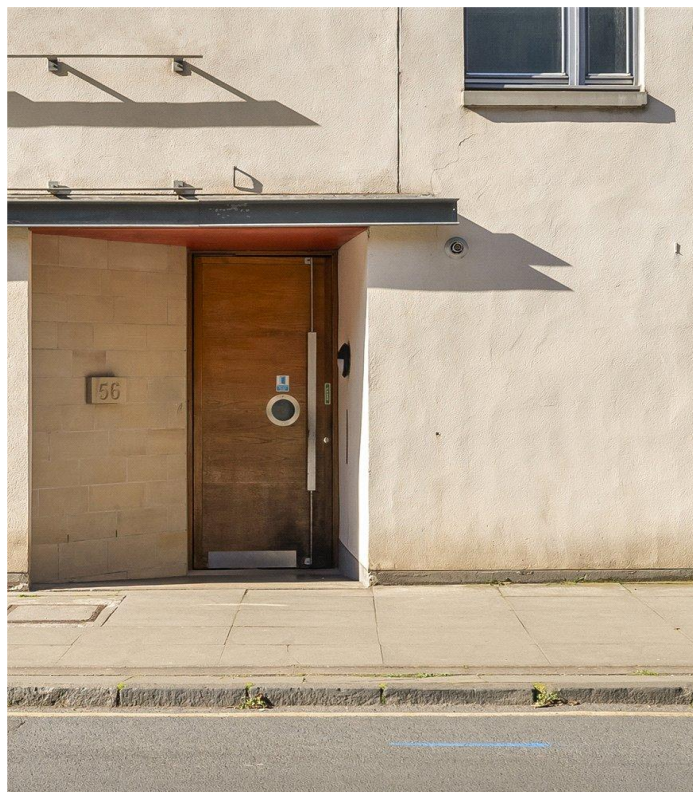
1

1

EPC: B (82)

Council Tax - E

Stylish apartment in Edinburgh's sought-after West End, moments from Dean Village and the City Centre.



- Stylish apartment
- One well-proportioned double bedroom
- Bright reception room with Juliet balcony
- Modern fitted kitchen
- Gas central heating and double glazing
- Lift access and secure entry system
- Bike store within the building
- Permit parking available on street
- Highly desirable West End location
- Walking distance of Dean Village and the city centre
- Ideal first-time buy or buy-to-let investment

This stylish one-bedroom apartment forms part of a unique modern residential development in Edinburgh's highly desirable West End. Ideally positioned within walking distance of the city centre and the picturesque Dean Village, the property offers contemporary, low-maintenance living in an excellent central location.

Accessed via a secure entry system, with both lift and stair access to all floors, the accommodation is well presented throughout and comprises a welcoming entrance hallway with a useful utility cupboard, a bright and airy reception room with Juliet balcony and storage cupboard, and a stylish modern fitted kitchen with integrated appliances.

The well-proportioned double bedroom which has built in wardrobes, while the bathroom is fitted with a three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

Permit parking is available on the surrounding streets, and the development also provides a bike store within the building. The property is factored by Redpath Bruce, with service charges of approximately £140 per month, including buildings insurance, lift and general maintenance, communal lighting and stair cleaning.

Well suited to first-time buyers, professionals or buy-to-let investors, this attractive apartment offers an excellent opportunity to acquire a modern home in one of Edinburgh's most sought-after central locations.

Location

Belford Road is situated in Edinburgh's prestigious West End, one of the city's most desirable and convenient residential districts. The area is renowned for its elegant architecture, excellent amenities and close proximity to the city centre, while also offering easy access to the peaceful green spaces and riverside walks of Dean Village and the Water of Leith.

A wide selection of shops, cafés, bars and restaurants can be found nearby, with further amenities available in the city centre, Princes Street and George Street. The area is also well placed for cultural attractions, galleries and leisure facilities, including the Scottish National Gallery of Modern Art.

Excellent transport links are available, with regular bus services, tram connections and Haymarket Station all within easy reach, making the location ideal for commuters and those looking to enjoy everything Edinburgh has to offer. The nearby Water of Leith walkway provides a scenic route through some of the city's most attractive neighbourhoods, while the open spaces of Princes Street Gardens and Inverleith Park are also accessible.

Combining central convenience with a distinctive residential feel, Edinburgh's West End remains a highly sought-after location for professionals, first-time buyers and investors alike.

Fixtures and Fittings

Property being sold as seen.

Viewing Details

By appointment contact Simpson & Marwick

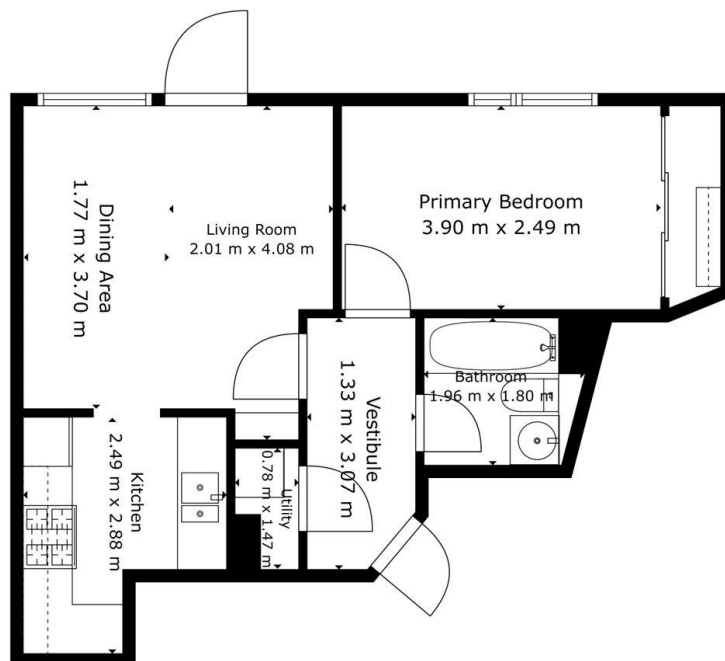


SIMPSON & MARWICK

56/10 Belford Road
Edinburgh, EH4 3BR

Approx. Gross Internal Area:
441.32 Sq Ft (41 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		