



113/10 Bellevue Road,
Edinburgh, EH7 4DG



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Forming part of a former printworks converted in the 1980s into an exclusive development of just 14 flats, this most attractive second-floor apartment enjoys a peaceful position to the rear of the building, offering a quiet and highly desirable city home.

The property is accessed via a welcoming and generously proportioned reception hall, which benefits from two useful storage cupboards. The standout feature is the superb dual-aspect lounge/dining room, flooded with natural light from three large windows and providing an excellent space for both relaxing and entertaining.

The well-designed fitted kitchen is equipped with a range of base and wall-mounted units and comes complete with a cooker, fridge/freezer, dishwasher and washing machine, all of which are included in the sale.

There are two spacious double bedrooms, both benefiting from fitted double wardrobes, while the accommodation is completed by a beautifully appointed bathroom featuring a contemporary suite with shower over the bath.

This charming flat combines character, generous proportions and a peaceful setting, all within easy reach of Edinburgh's city centre and excellent local amenities.

The flat has gas central heating and double glazed windows.

There is residents association in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas etc. The cost is £60 a month and does not include buildings insurance.

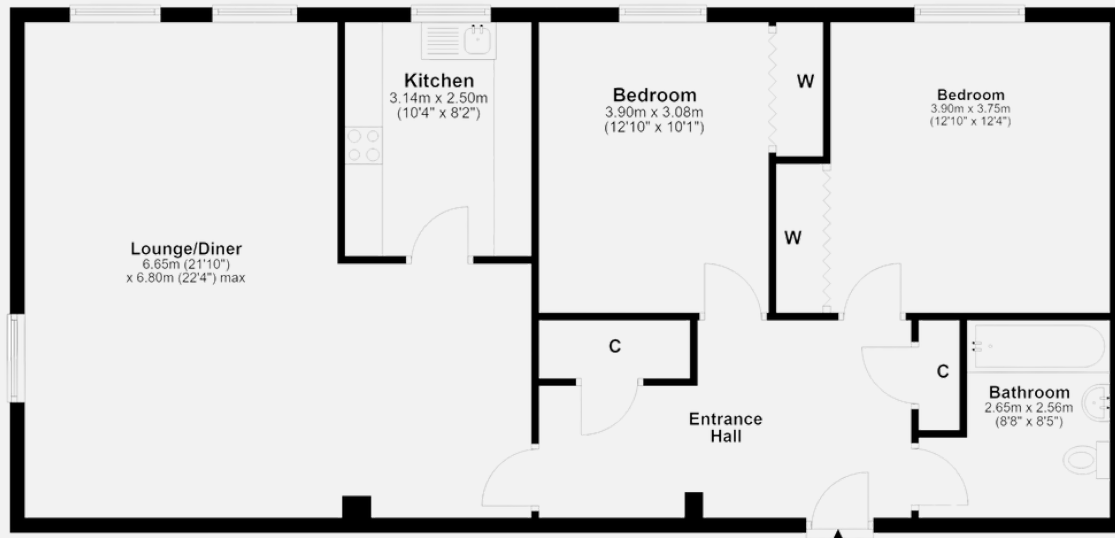
Area Description

Bellevue Road lies on the eastern fringes of Edinburgh's New Town. It is particularly well located for all the amenities of the city centre with a wide variety of independent shops and restaurants on nearby Broughton Street, Leith Walk, at The Shore and in Canonmills.

A local convenience store 2 minutes away and major supermarkets of Tesco Superstore and Lidl 10 minutes walk away helps stocking up with ease.

The nearby Omni Centre features a multi-screen cinema as well as restaurants, bars and a health club. The mile-long Leith Walk links the area to the City Centre, and has a truly impressive range of independent shops and outlets. The St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension's McDonald Road stop is nearby connecting Newhaven and Edinburgh Airport via the City Centre.. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach. St Mark's Park is a few minutes away connecting to the Water of Leith walkway and cycle path networks.





Accommodation

Lounge/diner:	6.8m x 6.65m (22'4" x 21'10")
Kitchen:	3.15m x 2.5m (10'4" x 8'2")
Bedroom 1:	3.9m x 3.07m (12'10" x 10'1")
Bedroom 2:	3.9m x 3.76m (12'10" x 12'4")
Bathroom:	2.64m x 2.57m (8'8" x 8'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For your information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

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