



GIBSONKERR
Personal, Family Law & Property

42 Bellevue Street

Bellevue, Edinburgh, EH7 4BY



Property Summary

This two-bedroom mid-terrace house enjoys a sought-after setting in Bellevue, offering easy access to the thriving amenities of Leith Walk while remaining a brisk stroll from the city centre. It is an excellent location for professionals, small families, and first-time buyers alike. The property itself features bright and airy rooms, including a large living area, a sunny kitchen, and a three-piece bathroom. The interiors are neutrally decorated too, and with wooden floorboards that can be primed or carpeted upon preference. Externally, the home is flanked by paved gardens, including a fully-enclosed rear garden with a southwest-facing aspect. The front garden also offers scope to be transformed into a private driveway (subject to consent).

Extras: all fitted floor and window coverings, light fittings, a fridge/freezer, and a washing machine to be included in the sale.

Features

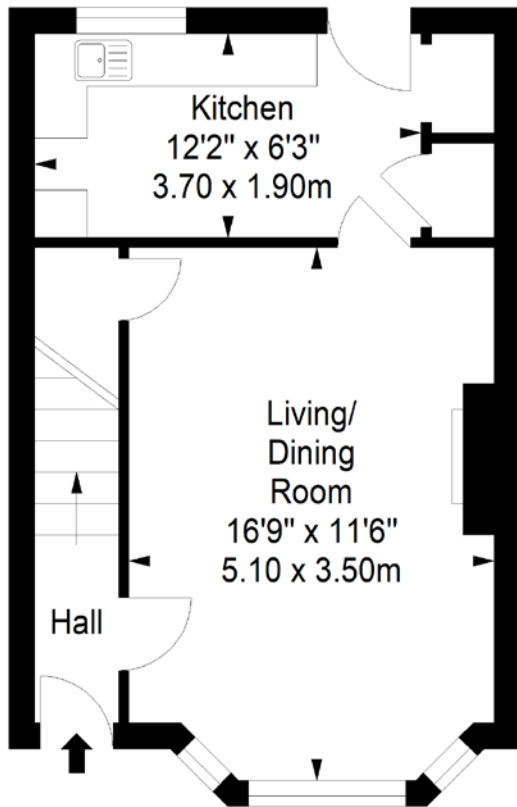
- A charming mid-terrace house
- Located in sought-after Bellevue
- Neutral décor and wooden floorboards
- Entrance hall
- Spacious living/dining room with bay window
- Fitted kitchen with additional storage
- Two bedrooms (one with generous storage)
- Bright three-piece bathroom
- Low-maintenance front and rear gardens
- Controlled permit parking (Zone NI)
- Electric heating and double glazing
- EPC Rating - F



Floorplan

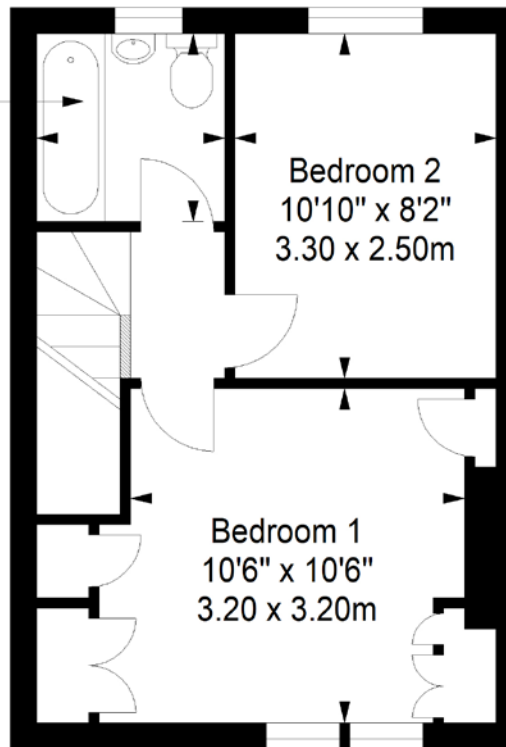
Ground Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 59.3 sq. metres 638.3 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.