





Welcome

Welcome to Bellevue Street, this two bedroom end terraced property offers well-proportioned accommodation over two levels and provides an excellent opportunity for a wide range of buyers. The property benefits from private gardens to both the front and rear, together with a private driveway and side yard, providing valuable off-street parking. The property offers flexible accommodation for families, couples or those looking for additional space to work from home. The enclosed rear garden provides a private outdoor space, while the front garden adds to the property's overall appeal. The driveway and side yard are particularly desirable features in this popular residential location. An early viewing appointment is recommended.

- Entrance hallway
- Front facing living room
- Fully fitted kitchen with direct access to the rear garden
- Two double bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Attic storage
- Gas central heating
- Double glazing
- Private driveway and side yard
- Permit and metered parking available





Bellevue

Bellevue is a popular residential area located just north of Edinburgh city centre, offering an excellent balance between city living and established residential surroundings. A wide range of local shops, cafés, restaurants and everyday amenities can be found nearby, with the vibrant areas of Broughton and Leith Walk also within easy reach. Edinburgh city centre is readily accessible by foot, bicycle and public transport, while excellent road links provide convenient access to the wider city and surrounding areas. The property is also located a short walk from a tram stop which allows easy access to The Shore and Edinburgh Airport. There are also several local schools, recreational facilities and green spaces within easy reach, making Bellevue a particularly appealing location for families and professionals alike.

Extras

The kitchen appliances, blinds and fitted floor coverings are included.



Get in touch

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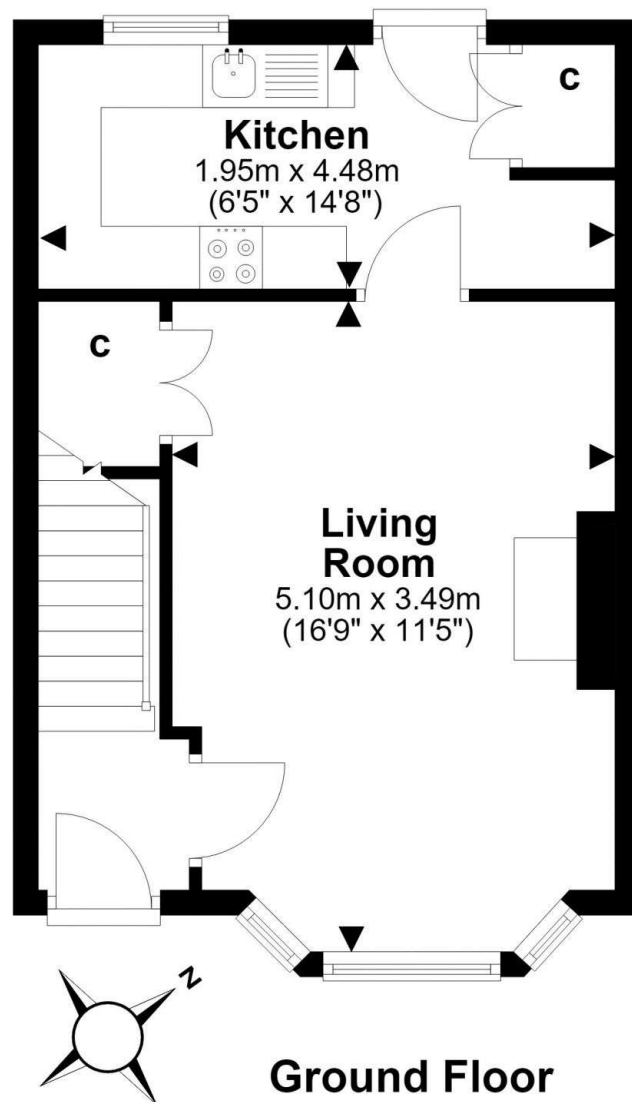
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

