

SIMPSON & MARWICK



8/2 Bellevue Terrace, New Town, Edinburgh, EH7 4DT



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EPC: D (64)
Council Tax - E

Elegant two-bedroom flat in desirable New Town location.



- First-floor flat
- Bright sitting room
- Open-plan kitchen
- Two double bedrooms
- Modern bathrooms
- Feature fireplaces
- Period cornicing
- Gas central heating
- Communal garden access
- City Centre convenience



Nestled in Edinburgh's prestigious New Town, this charming first-floor flat boasts a bright sitting room with floor-to-ceiling windows, period cornicing, and a feature fireplace. The well-equipped open-plan kitchen/diner features a gas hob, integrated oven, and extractor hood, complemented by under-unit lighting and window shutters and a versatile box room currently functions as a utility space but offers the potential as a home office.



The flat offers two generous double bedrooms, one adorned with elegant period cornicing, and includes an en-suite shower room. There is a modern main bathroom with a three-piece suite and over-bath shower.



The property enjoys gas central heating, single-glazed sash and case windows, and permit parking, with communal garden access via a stairway. The property offers a unique, unobstructed view to the front and rear, a rarity for a City Centre residence.

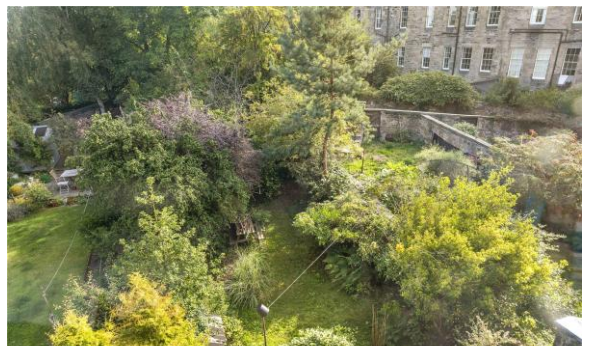
Location

Located in the heart of New Town, 8/2 Bellevue Terrace is surrounded by a blend of traditional Georgian architecture and vibrant modern amenities. This sought-after area provides easy access to shops, restaurants, and cultural venues, offering a lively yet sophisticated urban lifestyle.



Fixtures and Fittings

All curtains and light fittings as well as the tumble dryer, washing machine, and fridge/freezer are included in the sale. Please note that other items may be available through separate negotiation.



Viewing Details

By appointment contact Simpson & Marwick

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For identification purposes only.
Not to scale.

8/2 Bellevue Terrace
New Town, Edinburgh, EH7 4DT

Approx. Gross Internal Area:
947.22 Sq Ft (88 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		