

88 Bellevue Road, Bellevue, Edinburgh, EH7 4DE



Description

A rare opportunity has arisen to acquire an extended 3 bed end terraced villa boasting generous rear garden. The property commands an enviable setting within a quiet residential cul-de-sac situated within easy walking distance of an excellent range of local amenities on cosmopolitan Broughton Street, Canonmills and the City Centre. The property would now benefit from modernisation and upgrading but offers tremendous potential to create a wonderful home.

- Entrance hall
- Living/dining room with sun porch off
- Kitchen
- Ground floor bedroom with en-suite
- Two further double bedroom
- Bathroom
- Attic space
- Gas central heating and double glazing
- Well stocked garden to rear
- Off street parking

Extras

The fitted carpets, curtains, cooker, washing machine, fridge, freezer and garden shed are included.

EPC Rating: D

Price and Viewing

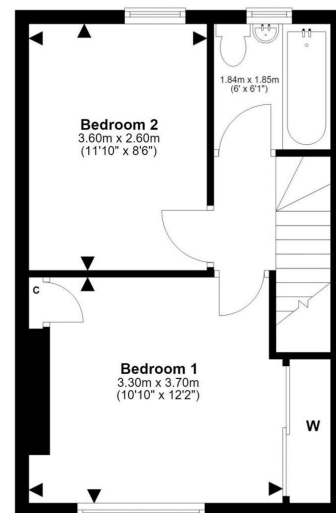
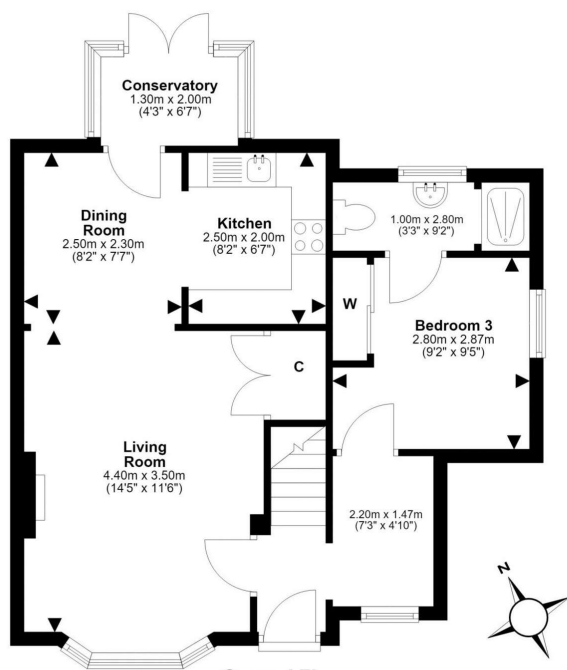
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Bellevue is a sought after residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street. Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street or St James Quarter. Either of these locations are well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity. The Royal Botanic Gardens is only a short walk away, beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. Regular bus services operate to all parts of the Capital and the nearby Tram Service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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