





Welcome

Welcome to Claremont Court, enjoying an enviable position within a sought-after development, this rarely available two-bedroom main door maisonette offers well-proportioned accommodation arranged over two levels, complemented by stunning views towards Edinburgh Castle, Carlton Hill and Arthur's Seat. The property is accessed via its own private main door, providing a particularly appealing sense of independence and privacy. Internally, the accommodation offers a comfortable and versatile layout, with a private balcony. Ideally suited to a wide range of buyers including professionals, first-time purchasers, couples, families and investors. Claremont Court is a "C" listed building set in a popular residential development, offering a convenient setting for accessing Edinburgh city centre and the wide range of amenities available throughout the surrounding area. Excellent local transport links further enhance the property's appeal. We would recommend an early viewing.

- Reception hallway with useful storage options
- Living/dining room with direct access to a private balcony
- Breakfasting kitchen, fully fitted
- Two double bedrooms, one with access to a private balcony
- Stylish bathroom presented as a shower room
- Gas central heating
- Double glazing
- Access to cellar providing additional storage space.
- Communal garden areas and access to a communal roof terrace
- Permit and metered parking available





Bellevue

Claremont Court enjoys a convenient position within Edinburgh, ideally placed for easy access to the city centre and a wide range of local amenities. The surrounding area offers an excellent choice of shops, cafés, restaurants and everyday services, with further retail and leisure facilities available nearby. Excellent public transport links provide straightforward connections into the city centre and beyond, while the property's elevated position offers lovely views across Edinburgh, including an impressive outlook towards the iconic Edinburgh Castle. The nearby open spaces and green areas provide opportunities for walking and recreation, making Claremont Court an appealing choice for those seeking a well-connected city home.

Extras

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



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

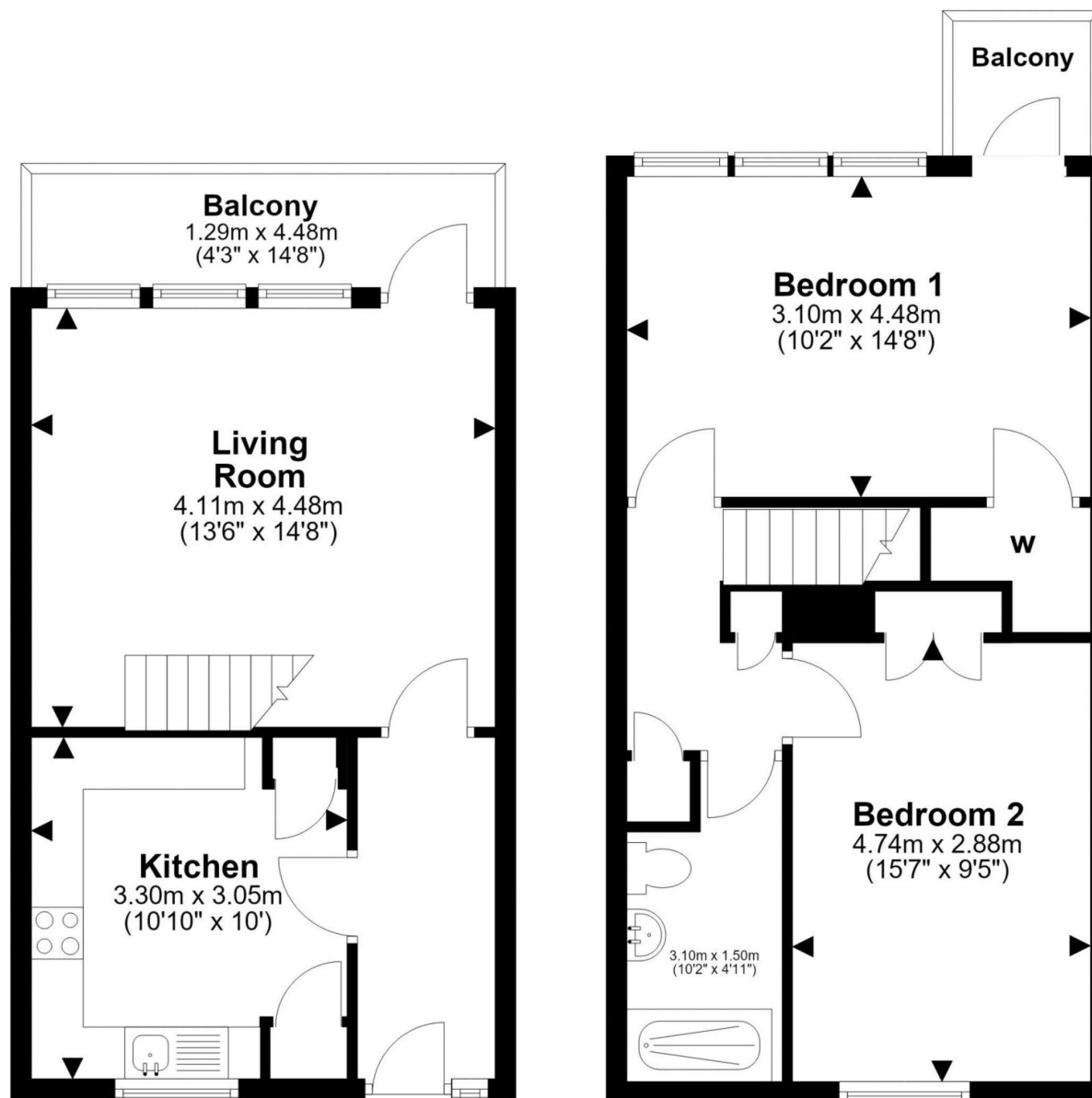
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



Ground Floor

First Floor

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.