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Offers Over
£210,000

71/2 Bellevue Road

Bellevue | Edinburgh | EH7 4DH

Charming one-bedroom first-floor flat forming part of a handsome traditional tenement, ideally positioned within the desirable Bellevue area and within easy reach of the many amenities and attractions of Edinburgh city centre. Presented in move-in condition, the property offers well-proportioned accommodation with lovely views towards Calton Hill and will undoubtedly appeal to first-time buyers and young professionals.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

The welcoming entrance hallway provides access to the main accommodation, along with a small box room offering flexible use as a study and a useful storage cupboard. The bright and airy lounge/diner enjoys a lovely and sunny outlook towards Calton Hill and Arthur's Seat, with a dedicated dining recess and a large pantry cupboard providing excellent additional storage. An Edinburgh press also adds useful storage space. The freshly refurbished kitchen is located directly off the lounge and is fitted with a sink, freestanding cooker and partially tiled splashback. The generous double bedroom enjoys the same lovely outlook and offers plenty of space for freestanding furniture, along with a further Edinburgh press cupboard. The smart bathroom was completed in September 2026 and comprises a bath with shower over, partially tiled surround and tiled floor with power connection for a heated towel rail.



Further benefits include double glazing fitted in August 2026 and electric heating.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

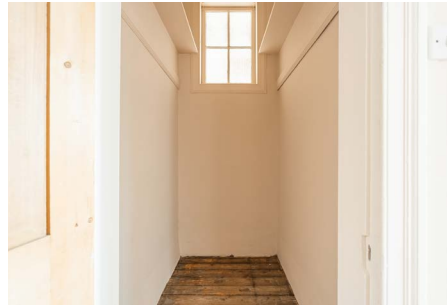
To the rear is a well-kept shared garden, with plenty of permit and metered parking available on Bellevue Road and the surrounding area.

Extras

Selected fixtures and fittings, including: freestanding cooker, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.

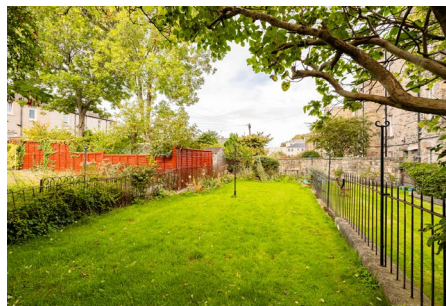


virtually staged by HOMELi



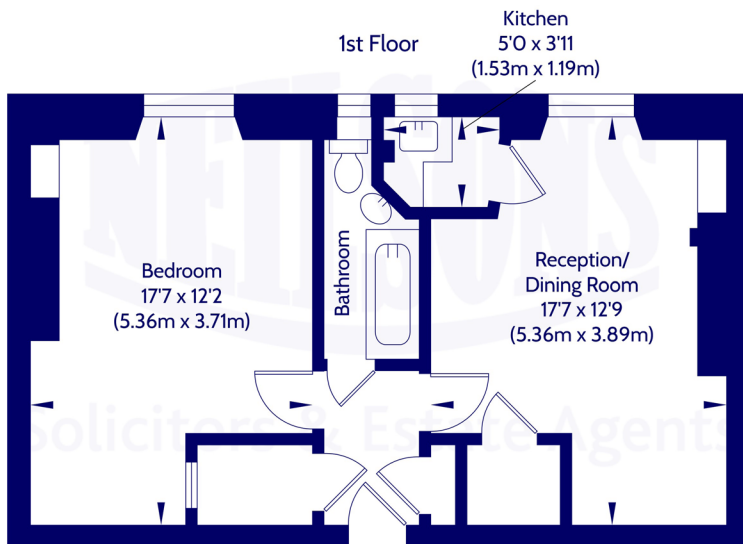
Location

Bellevue Road forms part of the sought after residential area of Bellevue providing access to many local shops and services. Various supermarkets are located a short walk away on McDonald Road and Leith Walk. A Tesco superstore is conveniently located on Broughton Road, just a few minutes drive away. Leisure facilities within the vicinity include the vibrant Broughton Street, which offers an array of bars, bistros and restaurants, the Playhouse Theatre and the Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, the Royal Botanic Gardens and Inverleith Park. The St James Quarter, one of Scotland's leading retail and leisure destinations, and the city centre are within walking distance and excellent public transport links, including the McDonald Road tram stop at the end of the street, provide quick and easy access across the city. The cosmopolitan Shore area of the city is also only a short distance away.





Approx. Gross Internal Floor Area 48 Sq M / 514 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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