



Solicitors & Estate Agents



Offers Over

£350,000

123/3 Bellevue Road

Bellevue | Edinburgh | EH7 4DG

An exceptionally appealing second floor flat (with lift), forming part of an exclusive modern development, boasting a stylish contemporary finish throughout and spectacular open views towards the capital's iconic skyline.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Secure parking space
-  Shared garden
-  EPC rating – B
-  Council tax band- E



Description

The property enjoys an enviable position in Edinburgh's desirable Bellevue area, offering all the benefits of a peaceful residential location, whilst simultaneously being within comfortable walking distance from the city centre and the nearby amenity hot spots of Broughton Street and Leith Walk.

Presented in move-in condition throughout, the property features a generous living space with excellent flexibility, together with a well-kept shared garden and secure parking space. The accommodation is accessed via entry phone and briefly comprises; extensive hallway with superb built-in storage, light filled reception/dining room with near floor to ceiling French doors affording breathtaking open views of some of Edinburgh's most cherished landmarks, attractive wood flooring and a generous floor space which would lend itself to a variety of configurations. This room is open plan to a sleek contemporary kitchen which has been fitted with a selection of tasteful modern units, with coordinated worktops and an assortment of integrated appliances.

There is a spacious principal bedroom with walk-in wardrobe and modern en-suite shower room which is quietly located to the rear of the building overlooking the shared garden, a further good sized double bedroom, and the main family bathroom with WC, wall mounted basin with storage, splash tiling and bath with shower and splash screen.



Extras

All blinds, light fittings, floor coverings, white goods and integrated appliances are included.

Gardens, Parking and Factor

To the rear of the building is a peaceful walled garden, which is well maintained and comprises a large area of lawn, with planted beds and a row of mature trees. This area is gated and also houses an allocated parking space and secure bike shed. The maintenance of the communal areas, lift, car park and building is managed by James Gibb Factors, for a monthly cost of approximately £200.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

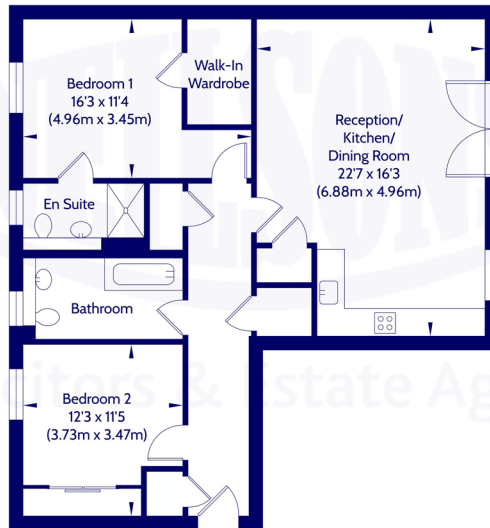
Located in the popular Bellevue district, this property enjoys a superb central setting with excellent access to a wide range of amenities. The vibrant Broughton Street is just a short stroll away, offering an array of independent shops, cafés, bars, and restaurants, while nearby Canonmills and the New Town provide further leisure and shopping opportunities. For those who enjoy the outdoors, Calton Hill, the Water of Leith Walkway, and King George V Park are all within easy reach, offering tranquil green spaces for walking or relaxation. The area is also well served by public transport, with regular bus services, tram line/stop and Waverley Station nearby, while the City Centre, Leith Walk, and Stockbridge can all be reached on foot.





Approx. Gross Internal Floor Area 89 Sq M / 954 Sq Ft.

2nd Floor



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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