



53/3, Bellevue Road,
Edinburgh EH7 4DJ



An attractive 2 bedroom first floor flat which retains a number of period features in the popular central location

 2 Bed  1 Bath  1 Reception

Located in the popular central location of Bellevue, 53/3 Bellevue Road is an attractive 2 bedroom first floor flat. Internally the property is generously proportioned and well presented and retains a number of period features including decorative cornicing. In brief the accommodation comprises; hallway, spacious sitting room with bay window and feature fireplace, fitted kitchen, double bedroom with study / dressing room off, double bedroom 2, and bathroom. There is a well-maintained shared garden located to the rear of the building.

Features

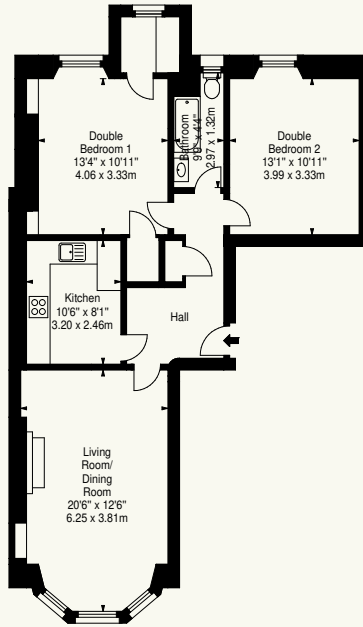
- Popular residential area
- Excellent local amenities
- Attractive, spacious accommodation
- Sitting room with bay window and fireplace
- Kitchen
- Double bedroom 1 with study off
- Double bedroom 2
- Bathroom
- Shared rear garden
- Residents' permit parking
- EPC Rating C

Offers Over £325,000

Bellevue Road,
Edinburgh,
Midlothian, EH7 4DJ



Approx. Gross Internal Area
838 Sq Ft - 77.85 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols, St James Quarter and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's financial sector and cultural heart. The Castle, galleries,

museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The new tram stop at the top of Broughton Street is within easy reach, as is Waverley Rail Station.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.