

COULTERS[©]

48/3 BELFORD ROAD

DEAN, EDINBURGH, EH4 3BR

 3 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Set within the picturesque Dean Village, this generously proportioned ground floor apartment at 48 Belford Road offers a wonderful opportunity to enjoy the distinctive lifestyle of one of Edinburgh's most recognisable neighbourhoods. The area offers the best of both worlds, with a peaceful setting close to the Water of Leith, wonderful walks and green spaces whilst being centrally located, just short walk from the hubs of Edinburgh's West End and Stockbridge.

Accessed via a secure entry system, the property itself is beautifully presented throughout, with spacious, well-planned interiors. The impressive sitting room and separate dining room provide excellent spaces for both everyday living and entertaining, with the two rooms connected by attractive arched openings. The large fitted kitchen is well equipped with generous storage, good worktop space and a useful breakfast bar.

KEY FEATURES



Spacious ground floor apartment on peaceful residential street.



Shared gardens & large private storage unit.



Situated close to the Water of Leith & its beautiful walkway.



EPC Rating - D



Three generous double bedrooms.



Allocated parking space.



Close to the West End & Stockbridge.



Council Tax Band - G



There are three well-proportioned double bedrooms, providing excellent flexibility for family living, guests or working from home. The principal bedroom benefits from a private en-suite bathroom, while the second and third bedrooms are served by a modern shower room with contemporary fittings and attractive tiled finishes.

The apartment further benefits from a well-kept shared garden with a dedicated seating area, providing a pleasant outdoor space for residents to enjoy. A large private store cupboard belonging to the flat provides excellent additional storage, while an allocated parking space within the residents' car park is a particularly useful addition.

The property also benefits from electric heating and double-glazed windows.





THE LOCAL AREA

Belford Road is situated within the Dean Conservation Area, close to the Water of Leith and the picturesque Dean Village, while also offering easy access to some of Edinburgh's most sought-after neighbourhoods. The charming Dean Village Coffee House is just yards away from the property, while the West End and cosmopolitan Stockbridge are both within easy walking distance, offering an excellent selection of independent restaurants, cafés, boutiques and everyday amenities. A Waitrose at Comely Bank can be reached in just over 5 minutes by car, while the Scottish National Gallery, Princes Street, George Street and St James Quarter provide an extensive choice of shopping, culture and entertainment.

The property is also well placed for excellent transport connections, with Haymarket Station and a variety of bus and tram services providing convenient access across the city and to Edinburgh Airport. For those travelling by car, the City Bypass and the M8 and M9 are also readily accessible.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.

The property factor is Taylor and Martin and the approximate monthly costs are £148 which includes sinking fund, buildings insurance, cleaning of communal areas, maintenance and gardening.

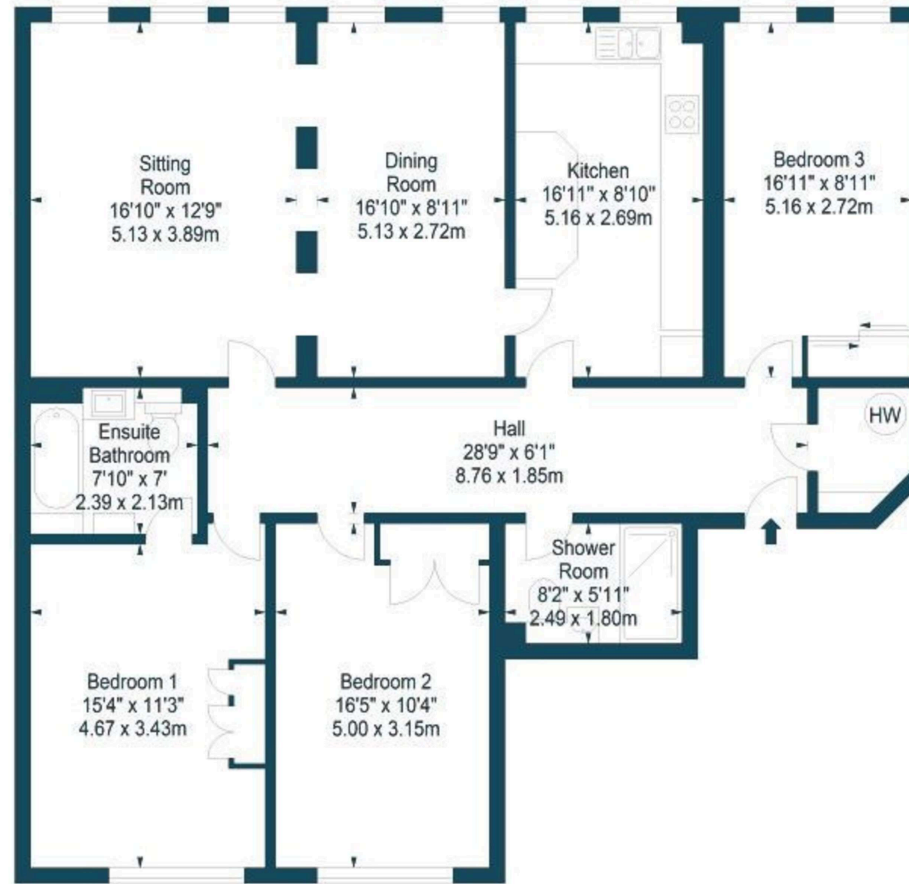
HOME REPORT VALUATION: £440,000



Belford Road,
Edinburgh,
Midlothian, EH4 3BR



Approx. Gross Internal Area
1423 Sq Ft - 132.20 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.