

48/4 East Claremont Street

Bellevue, Edinburgh, EH7 4JR

RALPH SAYER
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A beautiful city residence

in highly sought-after Bellevue



This four-bedroom second-floor flat is a beautiful city residence set within a traditional tenement building in highly sought-after Bellevue. It offers bright and spacious interiors that are sympathetically decorated and adorned with period features. Facing east to west, the rooms capture lots of daily sun as well, with the airy ambience enhanced by the high ceilings. The living room provides a generous reception area that instantly impresses, while a dining kitchen forms a sociable locale for relaxed meals. Meanwhile, the bedrooms provide families with space and versatility, with the principal bedroom going over and above expectations thanks to its luxurious en-suite and private dressing room. A family bathroom is also of a high standard, completing this exceptional property.

General Features

- A traditional second-floor city flat in Bellevue
- Forms part of the New Town conservation area
- Sympathetic décor and original period features

Accommodation Features

- Welcoming entrance hall with built-in storage
- Striking living room with a solid marble floor
- Dining kitchen that is bright and spacious
- Principal suite with storage and dressing room
- Two additional spacious double bedrooms
- One versatile bedroom/home office/study
- Contemporary four-piece en-suite shower room
- Three-piece bathroom with overhead shower
- Gas central heating and sash-and-case windows
- Underfloor heating fitted in select rooms

Exterior Features

- Large communal garden mostly laid to lawn
- Controlled permit parking available (Zone N1)

A traditional second-floor city flat

Promising the spacious rooms and original details typical of its period, including a stylish living area, a well-appointed dining kitchen, and four bedrooms served by a modern bathroom and en-suite.

Part of the New Town conservation area, the flat also occupies a prestigious location. It is within walking distance of some of the capital's most fashionable places, including the city centre, Stockbridge, and Leith. It means homeowners are never far from a wide range of shops and recreational attractions, as well as award-winning restaurants, bars, and cafes. It is also close to superb bus, tram, and train links, and is in the catchment for well-regarded schooling at primary and secondary level.

Welcome to

a four-bedroom flat with large rooms and original details

Reached via a shared entrance and traditional stairwell, the flat's front door opens into a hall that warmly welcomes you inside. It has built-in storage too, for a clutter-free introduction.





The living room immediately captures the eye with its elaborate cornice work and striking checkered floor tiles in solid marble. These features bring an abundance of charm to the room, along with the handsome gas fireplace (with a living flame effect) and oversized sash windows which see a flood of natural light. The décor complements the traditional features as well, adding further character. A handy Edinburgh press cupboard adds the finishing touch.

A striking

reception room with period character and a marble floor





A cheerful dining kitchen

Enjoying a relaxed ambience, the dining kitchen is a cheerful setting for casual meals with family and friends. It features white cabinetry and wooden worktops, which mirror the varnished floor bringing cohesion to the design.

for casual meals with family and friends





Integrated appliances include a Hotpoint electric oven, a six-burner Smeg gas hob with a slimline extractor, a brand-new Neff dishwasher, and a recently installed John Lewis washer/dryer. A freestanding fridge/freezer is also part of the sale.

Extras: all fitted floor and window coverings (except living room curtains), light fittings, integrated kitchen appliances, a fridge/freezer, and dressing room wardrobe to be included in the sale.

Large

principal suite

The large principal suite (with porcelain floor tiles) further benefits from an Edinburgh press cupboard and over-the-bed wardrobe fixtures. Also, a pocket door slides open to reveal a walk-in dressing room and contemporary four-piece en-suite, fitted with twin washbasins, a concealed-cistern toilet, and a double-sized shower enclosure.

with luxurious features, storage and a dressing room









Providing families with space and versatility

The four bedrooms are all lightly decorated and laid with easy-upkeep flooring, which is ideal for families. The second bedroom (with lavish cornicing) is also a spacious double, while bedroom three (with porcelain floor tiles) is a double currently arranged as an office and bedroom four is a versatile single that can adapt to your lifestyle.

Bathrooms

While the four-piece en-suite caters to the principal bedroom, a modern family bathroom serves the rest of the home in style. It features a pedestal washbasin, a hidden-cistern toilet, and a bath with an overhead shower. For a chic finish, it also enjoys bespoke handmade and hand-painted tiles by The Winchester Tile Company, as well as a natural (real stone) cut-pebble floor.

For optimal comfort, the property has gas central heating and underfloor heating in the living room, principal, second, and third bedrooms. Traditional sash-and-case windows (with original working wooden shutters) also ensure a light-filled home all year round.



Externally, a large communal garden provides an enclosed space that is mostly laid to lawn. It is perfect for families to play outdoors and for neighbours to socialise. Additionally, the property falls within a controlled permit parking area (Zone N1), ensuring residents have space to park – an essential feature in the city centre.

A large communal garden

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Property Name

48/4 East Claremont Street

Location

Bellevue, EH7 4JR

Approximate total area:

134.2 sq. metres (1444.6 sq. feet)

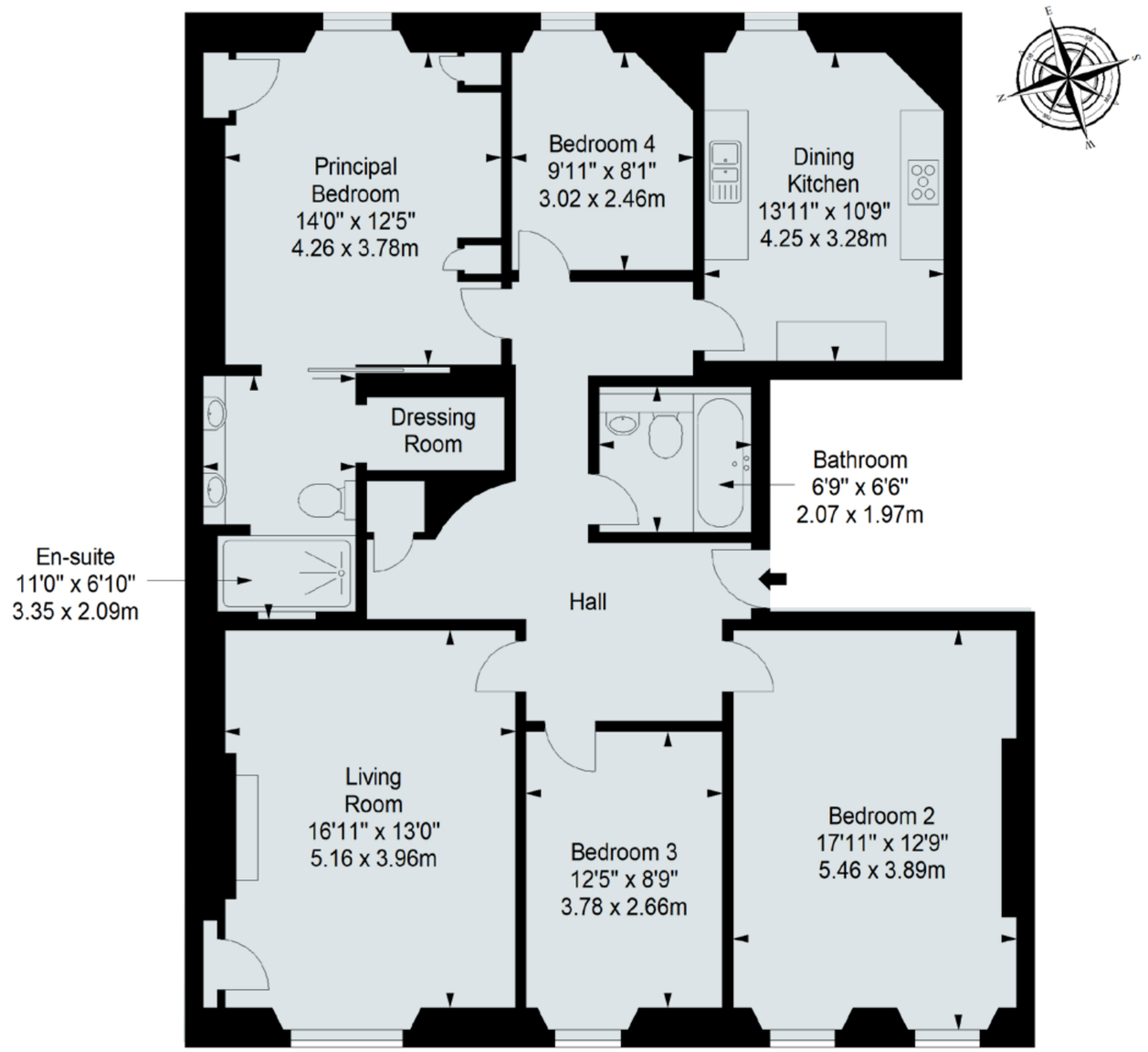
The floorplan is for illustrative purposes.
All sizes are approximate.

Second Floor

EPC Rating - C

Council Tax Band - E

Home Report Value - £ 540,000







Bellevue

Enjoying the peace and tranquillity of a largely residential area

Situated on the eastern fringes of the desirable New Town, Bellevue is popular with professionals, families and downsizers alike thanks to its varied housing options, from Georgian terraces and Victorian tenements to 1930s villas and modern apartments. Whilst enjoying the peace and tranquillity of a largely residential area, Bellevue locals are a short stroll from the cosmopolitan New Town, as well as the convenience of rail and airport tram links. Nearby bustling Broughton Street has retained all the charm of a traditional high street with its array of delightful independent shops and businesses, dotted between a selection of pubs, bars, and restaurants. Bellevue is ideally placed for all the capital's top cultural attractions, particularly the Playhouse Theatre, the Scottish National Portrait Gallery and the Royal Botanic Garden Edinburgh. For sport and fitness enthusiasts, there is a choice of gyms and fitness studios in the vicinity; nearby Inverleith Park and Calton Hill are also perfect for keeping fit outdoors and yield stunning views of the capital. Bellevue provides primary and secondary schooling and is also convenient for a selection of private childcare and education options.

Let us help you find your next

dream property!

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