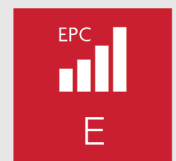
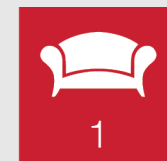




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## 36 Bellevue Gardens

Bellevue, Edinburgh, EH7 4JX







## Summary

Situated in the Bellevue area of the city, this traditional two-bedroom end-terrace house offers an exciting opportunity for the new owner to modernise and create a home to their own taste and requirements. It also provides potential for extension internally (into the attic) and externally, should a larger home be required and subject to the correct permissions. The home benefits from everyday essentials, services, and transport links in the immediate vicinity, as well as being under a mile from the heart of the city.

Extras: The property shall be sold as seen.

## Features

- Traditional end-terrace house in Bellevue
- Potential for modernisation and development (STPP)
- Entrance vestibule and hall
- Generous, dual-aspect living/dining room
- Kitchen with garden access
- Two double bedrooms (one with built-in storage)
- Three-piece bathroom
- Large rear garden
- Detached single garage and private driveway
- Gas central heating (requiring repair) and double glazing





"This traditional two-bedroom house offers a blank canvas for the new owner, with added potential for development."











"The home benefits from close proximity to amenities, whilst the heart of the city is under a mile away and easily reachable by foot."

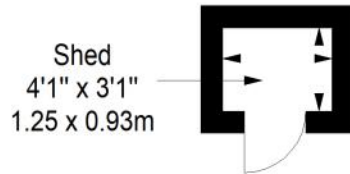




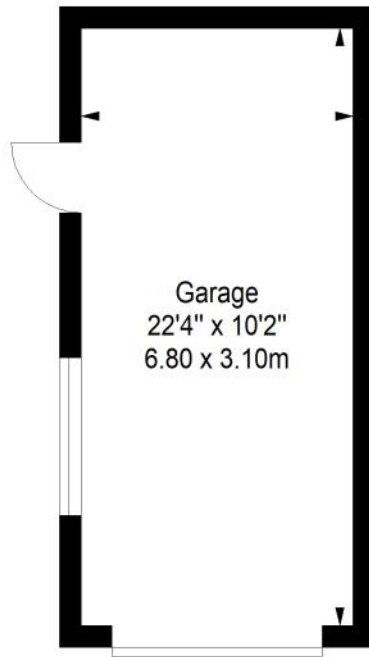


# Floorplan

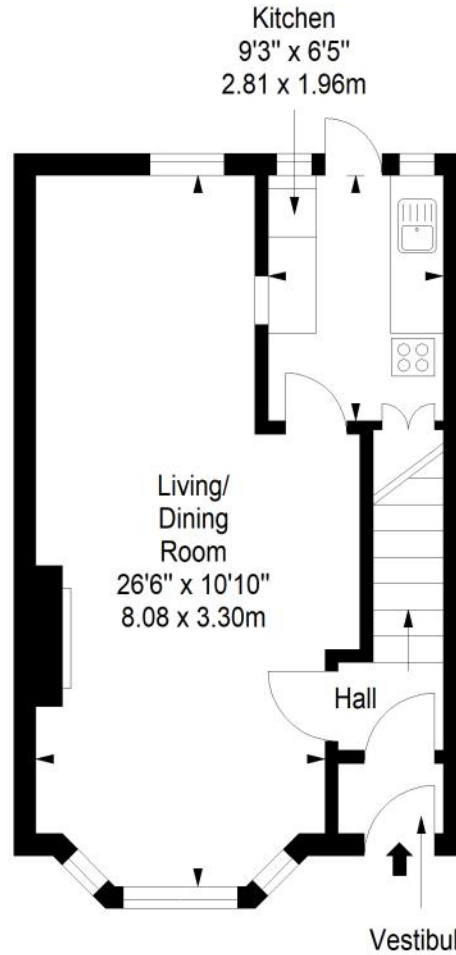
**Shed**  
Approx. 1.2 sq. metres (12.9 sq. feet)



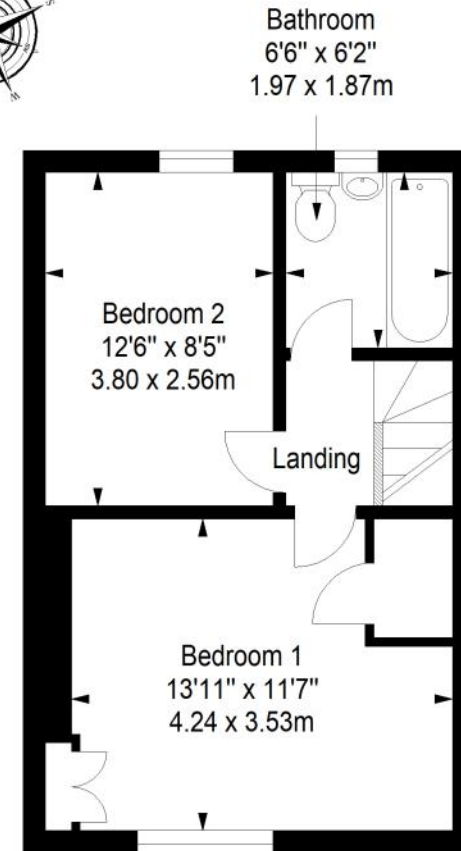
**Garage**  
Approx. 21.1 sq. metres (227.1 sq. feet)



**Ground Floor**  
Approx. 36.1 sq. metres (388.6 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.3 sq. feet)



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