



49/10 Belford Road, Edinburgh, EH4 3BR

Rarely Available & Tastefully Finished, Two-Bedroom, Fifth-Floor Apartment

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Rarely available and tastefully finished two-bedroom fifth-floor apartment with an allocated parking space, a private garden area, and lift access. Set within an exclusive modern development in Edinburgh's prestigious West End, this spacious apartment enjoys outstanding panoramic views across the historic Dean Village.

Comprises an entrance hallway, living room, dining room, kitchen, two double bedrooms, an en-suite bathroom, and a family bathroom.

Highlights include a quality fitted kitchen, fitted bathroom suites, and excellent storage provision, including bedroom wardrobes and a walk-in store. Further benefits include double glazing, electric heating, multiple TV/telephone points, and light neutral décor throughout.

In addition, the property boasts a small private garden area to the rear and an allocated, numbered parking space in a secure underground residents' car park. The development also provides a secure video entry system, lift service, convenient waste chute, shared rear patio, and recycling facilities.

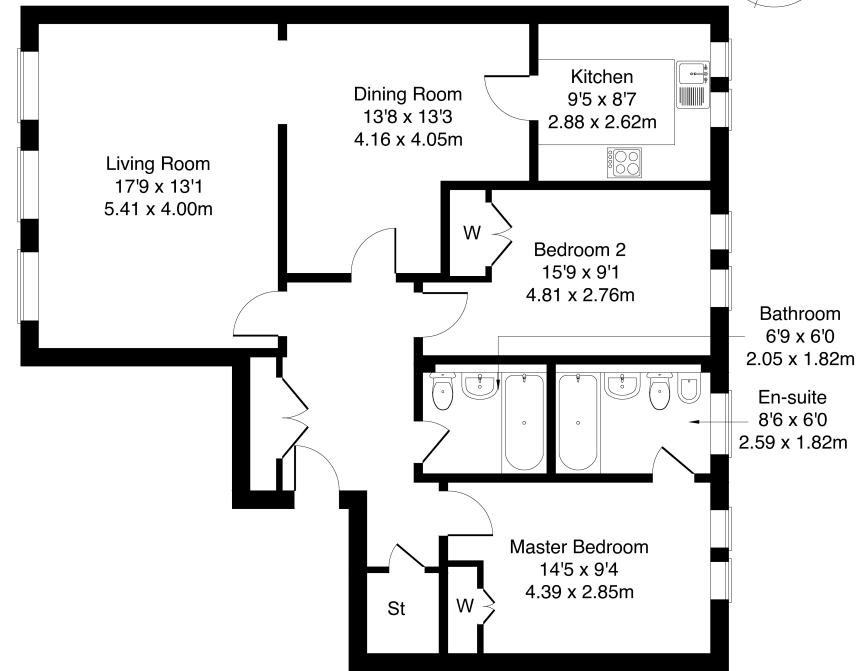
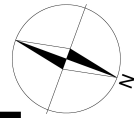
With an exceptional sense of space and privacy throughout, the property balances tranquillity with a highly central location. The flat opens into a generous hallway affording access throughout most rooms, including two large storage cupboards. A bright, south-facing living room offers beautiful outlooks over neighbouring period buildings, while a separate dining room, perfect for entertaining, flows through to the kitchen, equipped with real wood worktops, an integrated fridge and freezer, an electric oven, and a ceramic hob.

Set to the rear, two well-proportioned double bedrooms, both include carpeted flooring and feature built-in wardrobes, with the principal bedroom enjoying a private en-suite bathroom with a traditional-style suite including a bidet. A further family bathroom completes the accommodation, with a modern three-piece suite including a shower over the bath, tiled splash walls and a heated towel rail.



49/10 Belford Road, Edinburgh, EH4 3BR

Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Positioned in the heart of Edinburgh's desirable West End, part of the New Town Conservation Area and UNESCO World Heritage Site, this sought-after address offers the best of capital living. A short walk takes you to the boutique shops and fine dining of George Street and Princes Street, while nearby Craigmile Retail Park provides a Sainsbury's, M&S, and other major retailers. The apartment is ideally placed for transport connections, with Haymarket Station, the tram network,

and regular bus routes all within easy reach. For motorists, there is swift access to the City Bypass, Edinburgh International Airport, and the M8/M9 motorway network. The area is also close to the tranquil Water of Leith Walkway and green spaces, combining a peaceful village-like setting with vibrant city living—perfect for professionals, downsizers, or investors seeking a luxurious central home.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

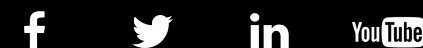
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.