



## 19/7, Bellevue Crescent, Edinburgh, EH3 6NE

Beautifully Presented and Spacious, Third-Floor (Top) Period Flat

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# Property Description

Beautifully presented and spacious (94 square meters), two-bedroom, third-floor (top) flat, forming part of an impressive Georgian tenement. Rarely available, forming part of an iconic crescent, located in the highly desirable New Town area of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a flexible study and a family bathroom.

This period property includes a front-facing bay window, superb city skyline views, original fireplaces and varnished hardwood floors. In addition, there are double-glazed sash and case windows, gas central heating (new boiler 2022), a fitted kitchen, with appliances, and a high-quality gas stove.

Fully insulated, this energy-efficient property enjoys a newly refurbished bay window and recently sanded and varnished floors.

Externally, there is a well-maintained, shared garden to the rear, with ample zoned and metered street parking to the front and on the surrounding streets.

A welcoming entrance hall, with a built-in cupboard, features varnished hardwood flooring and gives access throughout. Front-facing, a living room includes an impressive marble fireplace, a bay window, built-in bookcase, varnished hardwood flooring and feature LED lighting. Rear-facing a further, spacious room, with two built-in cupboards and a gas stove, provides space for a dining table and chairs. Modern fitted units and worktops include a sink with a drainer, a cooker unit with a gas hob, a dishwasher, a washing machine and an integrated fridge, whilst a large freezer is housed in the study.

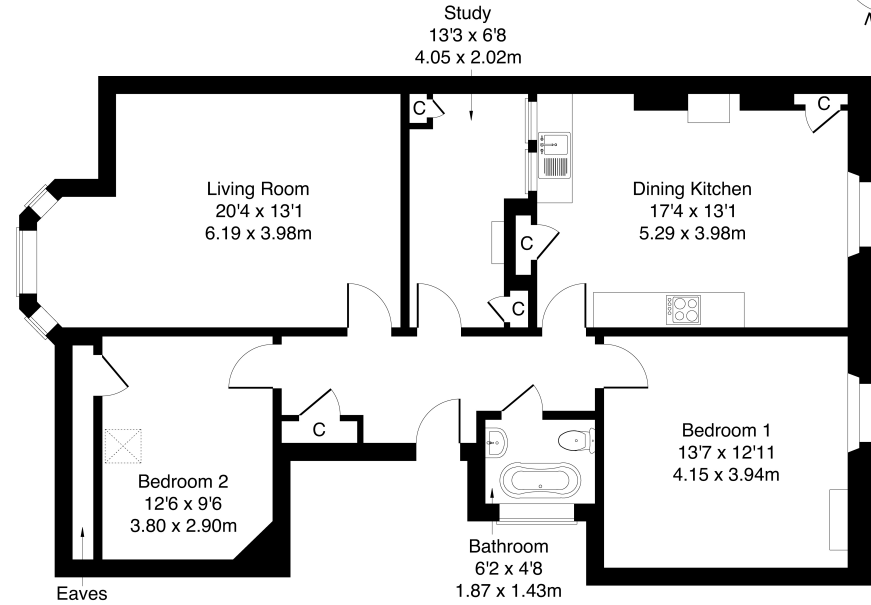
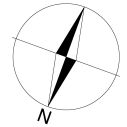
Set to the rear, bedroom one features a period fireplace and smooth corning and offers ample space for freestanding furniture and storage. Front-facing bedroom two, with eaves storage, also features a period fireplace. A further room, currently arranged as a study, provides a good-sized, flexible space, with options for use.

Completing the accommodation, a bathroom is fitted with a modern basin, a traditional-style toilet and bath, a shower-over-bath and a chrome, ladder-style radiator.



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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Third Floor

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

# Area Description

New Town is a superb central location with a diverse choice of local amenities, including cafés, bars and restaurants, along with the city's main attractions including George Street, Princes Street and its gardens, museums, and galleries. Forming part of the Edinburgh UNESCO World Heritage Site, the area is dominated by impressive Georgian townhouses, cobbled streets and exclusive gardens. Extensive high-street shopping is available on both Princes Street and George Street, with multiple supermarkets conveniently located around the city centre, along with a Tesco Superstore on

Broughton Road and a Waitrose at Comely Bank. The Omni Centre features a multi-screen cinema and a health club, whilst Bannatynes Gym is located on Queen Street; and the newly refurbished St James Quarter also offer many high-street names, restaurants, gyms, and multi-screen cinemas. This highly desirable position is within close reach of Waverley Station and convenient public transport links are available throughout, including the direct tram service to the Airport and Newhaven from Picardy Place.





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