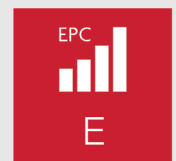




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## 98/2 East Claremont Street

Bellevue, Edinburgh, EH7 4JZ







## Summary

Situated in desirable Bellevue and forming part of a handsome, traditional tenement building, this first-floor flat offers a double bedroom, a generous kitchen/living room, and a bathroom, plus access to a shared garden and residents' permit parking. The flat benefits from excellent amenities on the doorstep (all of which are within enviable easy reach), and the heart of the capital is under a mile away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

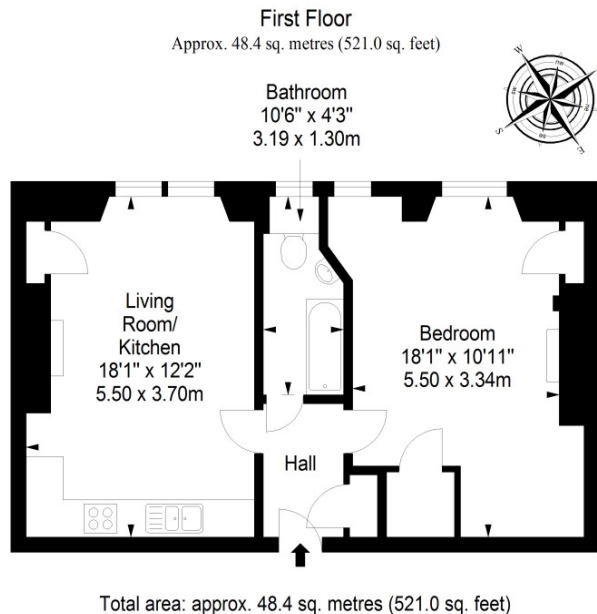
## Features

- First-floor tenement flat in Bellevue
- Part of a traditional tenement building
- Secure shared entrance stairwell
- Hall with built-in storage
- Open-plan kitchen and living room
- Spacious double bedroom with storage
- Bathroom with shower-over-bath
- Shared rear garden
- Residents' permit parking (Zone N1)
- Electric central heating system
- Double-glazed windows





# Floorplan



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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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