



## 60 Claremont Court, Bellevue, Edinburgh, EH7 4LA

Four Bedroom, Duplex, Ground & First Floor Flat with Balconies

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# Property Description

Bright and spacious, four-bedroom, duplex flat with private balconies, on the ground and first floor, set quietly within a purpose-built apartment complex, located in the sought-after Bellevue area.

Comprises an entrance hall, living room, kitchen, an upper hall, four double bedrooms, a family bathroom and a first floor WC.

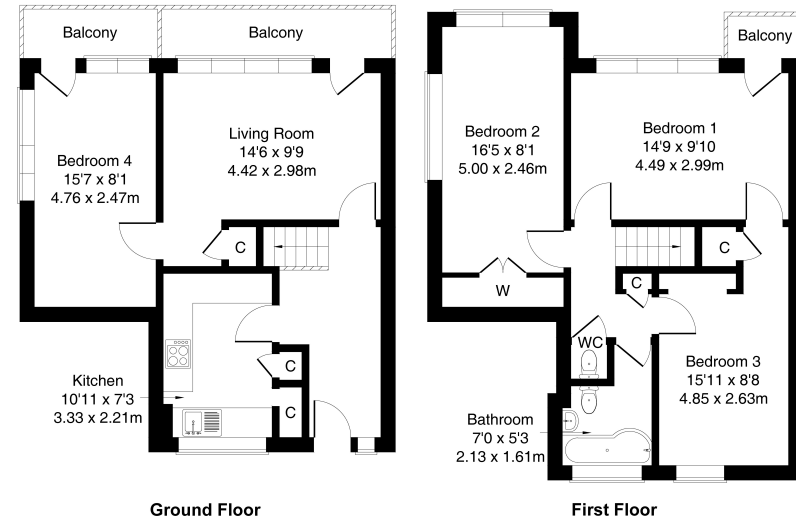
Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage provision. Further features include well kept shared courtyards and permit parking to the front and rear.

The entrance hall has the stairs leading to the upper floor and laminate flooring extending through to the rear facing living room which features a storage cupboard and a southerly facing private balcony. Whilst set off the living room, also featuring a balcony, bedroom four may be used flexibly as a dining or family room. Set to the front, the kitchen features contemporary units, stone effect worktops, a stainless-steel sink with drainer and a gas cooker.

Upstairs on the first floor, there are three generously sized double bedrooms, each with ample space for freestanding bedroom furniture, with bedroom one also enjoying a small private balcony and bedroom two and three featuring built-in storage space. Completing the accommodation, the fully tiled family bathroom features a white three-piece suite including an electric shower over the bath, whilst also including a separate WC adjoining.

A 360 Virtual Tour is available online.

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60 Claremont Court, Bellevue, Edinburgh EH7 4LA  
Approximate Gross Internal Area: (1027 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

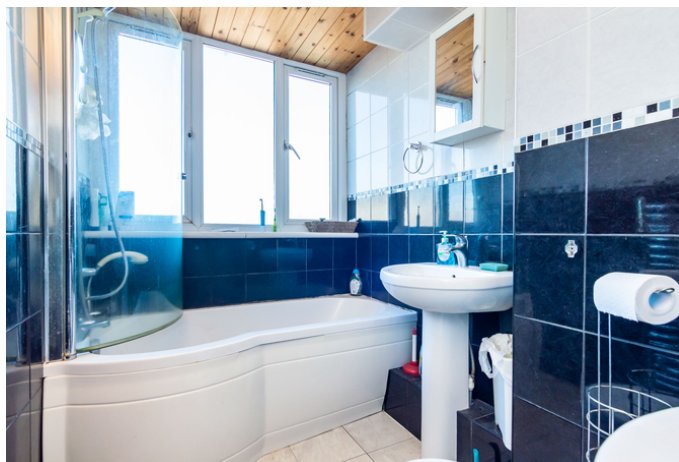
Bellevue is a convenient and popular area, within walking distance to Edinburgh's city centre, adjacent to the New Town, the bustling East End and Leith Walk. There is a mix of stone-built tenement properties, family homes, and modern residential developments. A high amenity area, there is an extensive choice of convenience and specialist shopping and supermarkets on Leith Walk, whilst Broughton Street and nearby Stockbridge provide a range of quality independent

retailers including butchers, fishmongers, cafes, restaurants, and bars, as well as a Tesco store on Broughton Road. Outdoor spaces include King George V Park, Inverleith Park and the renowned Royal Botanic Gardens; as well as Calton Hill and Princes Street Gardens further afield. All the attractions of Edinburgh city centre can be reached on foot, whilst frequent bus services are available from Elm Row, Leith Walk and York Place.









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### Head Office

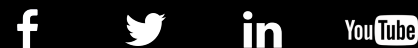
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### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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