



Estate Agents and Solicitors

38 Claremont Court, Edinburgh, EH7 4LA

Spacious, Two-Bedroom, First Floor Flat

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Property Description

Spacious, two-bedroom, first-floor corner aspect flat, forming part of a C-listed apartment complex. Located in the sought-after and vibrant Bellevue area, just north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room with a southerly facing balcony, kitchen, two double bedrooms, and a bathroom.

Requiring updating, features include a fitted kitchen and bathroom, double glazing, gas central heating and contemporary flooring.

In addition, there are well-maintained communal courtyards and off-street residents' parking.

The entrance hall affords access throughout the property and features superb storage provision with two built-in cupboards. Set to the front, a spacious living room offers plentiful natural light with a southerly-facing aspect and features laminate flooring and a door accessing the balcony. Also set to the front, the kitchen is fitted with wall and base units, stone effect worktops, a sink with drainer, a tiled surround and an integrated oven and hob (no warranty will be given with any of the appliances included in the sale).

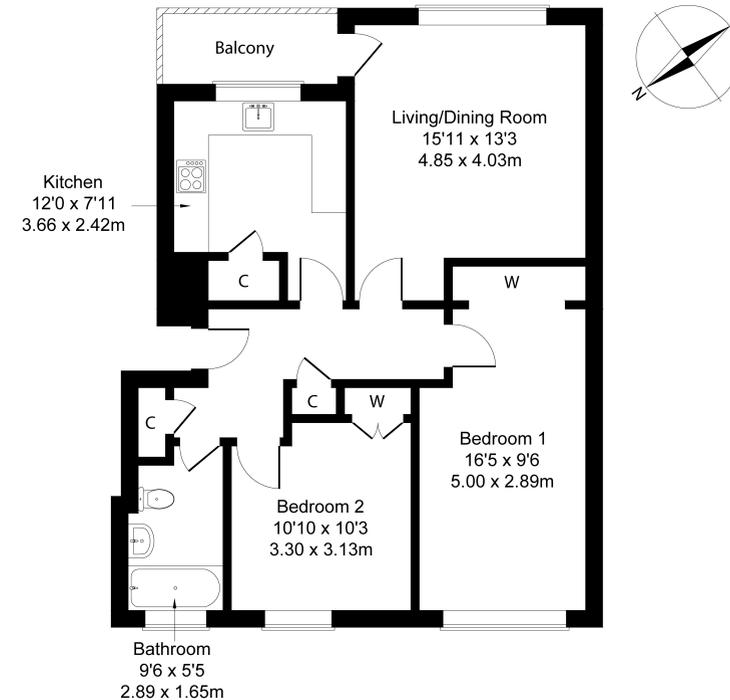
Two double bedrooms are set to the rear, with bedroom one offering a generously sized room with built-in wardrobe storage space, whilst bedroom two also has a built-in wardrobe. Completing the accommodation, a family-size bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.

No onward chain.



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Approximate Gross Internal Area: (764 sq ft - 71 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 Canonmills and Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars, as well as a Tesco and

Lidl 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 the newly completed St James Quarter, offers a wide range of retail, restaurants, lifestyle, and leisure facilities, with many more in planning, as does the Omni Centre. Frequent bus services are available from Elm Row, Leith Walk and York Place, including the tram, now operating to and from the Airport and Newhaven.





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