



60 Bellevue Road, Edinburgh, EH7 4DE

Light & Tastefully Presented, Two-Bedroom, End-Terrace Home with Garden & Driveway

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Property Description

Light and tastefully presented, two-bedroom, end-terrace house, with private gardens and a driveway. Located in Edinburgh's desirable and sought-after Bellevue area, just north of the city centre.

Comprises an entrance hall, living room, kitchen, sunroom, two bedrooms, and a shower room.

A superb city location, ready-to-move-in, offering an exciting extension development opportunity as per neighbouring properties (subject to any planning permissions).

Highlights include a fitted kitchen with appliances, a contemporary bathroom suite, modern flooring, a loft space, Fischer energy-efficient electric heating and double glazing.

Externally, the property benefits from a double driveway to the front; whilst an exceptionally large rear garden features a lawn, patio, and a large storage shed.

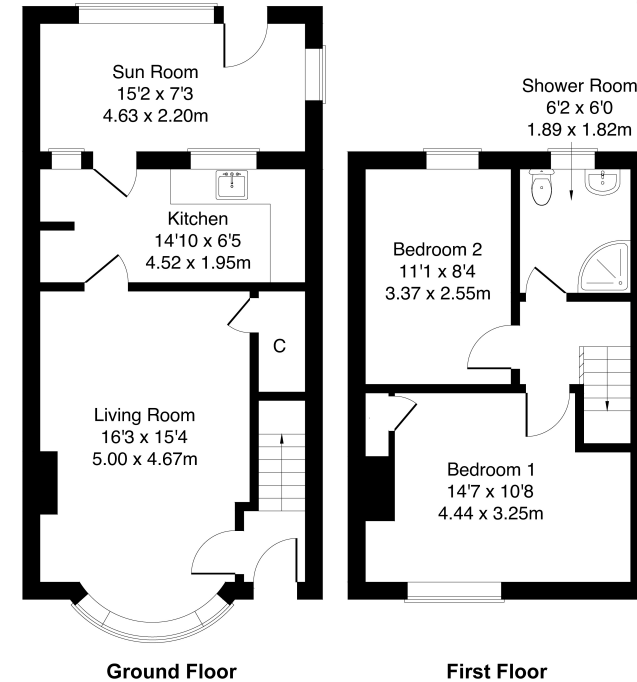
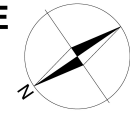
A welcoming entrance hall gives access to the carpeted stairway and opens into a spacious, bright living room, featuring a bay window allowing plentiful natural light, a deep store cupboard, and modern wood-effect flooring matching the hall. Set off the lounge, the kitchen features two built-in store recesses and modern flooring, whilst fitted units and worktops include a breakfast bar; and a freestanding washing machine, a fridge/freezer and an electric cooker. From the kitchen, a traditional-style sunroom offers a flexible space and access to the rear garden.

On the first floor, bedroom one is set to the front, offering a generous room for freestanding storage, including carpeted flooring. Bedroom two overlooks the rear garden and features modern wood-effect flooring, a wall-mount TV point and a central pendant light fitting. Completing the accommodation, the fully-tiled shower room has a rear-facing window, including a fitted suite with a corner cubicle and a shower unit.

All blinds included in the sale.

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Approximate Gross Internal Area: (818 sq ft - 76 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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