



Property Description

Well presented, one-bedroom, lower ground floor flat with a box room, forming part of an impressive Georgian tenement. The property is conveniently located in the highly desirable New Town, north of the city centre and close to amenities and transport links.

Comprises: an entrance hall, living/dining room, kitchen, a double bedroom, box room, and a shower room.

Features include sash and casement windows, electric storage heating, a fitted kitchen with appliances, and TV and telephone points.

Externally, there is a large, well maintained communal garden to the rear, a terrace to the front, and ample permit on-street parking.

The entrance hall has a storage cupboard, carpeted flooring, and serves each room within. The light and well-proportioned living/dining room features an open shelved press and a large recessed window affording plenty of natural light, while the small box room may be used as an office and allows access to a good-sized store that houses a freezer.

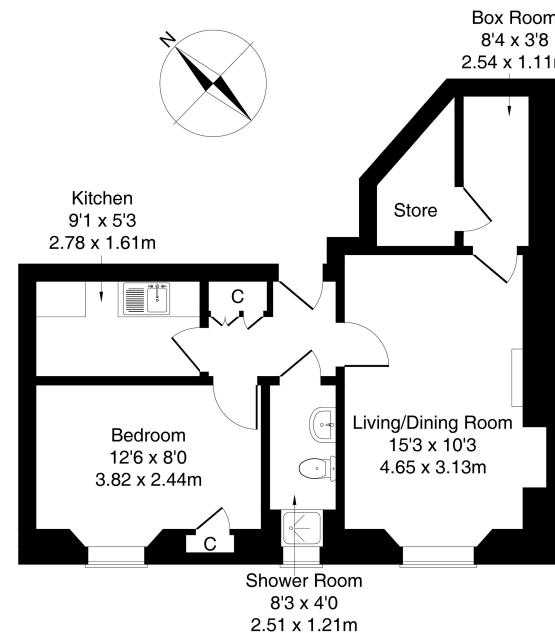
Set internally off the hall, the kitchen is fitted with wall and base units, wood-effect worktops, a stainless steel sink, and a tiled surround, with freestanding appliances including an electric cooker, fridge, and washing machine.

The double bedroom is set to the side and features carpeted flooring, a press cupboard and a recessed window, while the shower room includes vinyl flooring, a modern two-piece suite, an electric shower and tiled splash walls.

A 360 Virtual Tour is available online.



15A/3 Bellevue Crescent, Edinburgh EH3 6NE
Approximate Gross Internal Area: (463 sq ft - 43 sq m.)

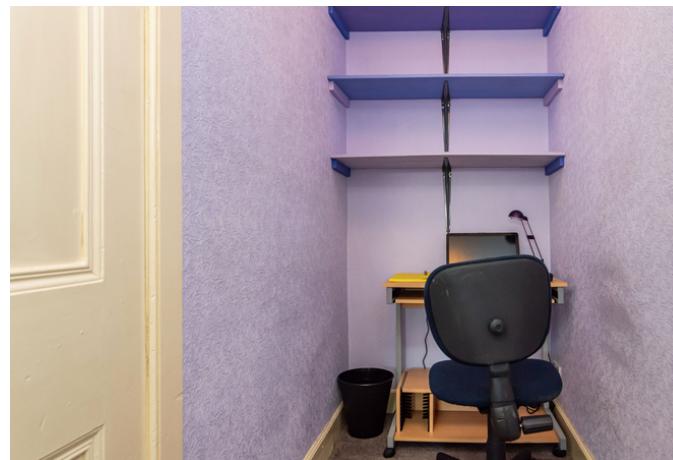


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

New Town is a sought-after central location with a diverse choice of local amenities, including a wealth of cafés, bars and restaurants, as well as many of the city's main attractions. Forming part of the Edinburgh UNESCO World Heritage Site, the area is dominated by impressive Georgian townhouses, cobbled streets and exclusive gardens. Princes Street and George Street, along with their numerous gardens, museums, and galleries, offer high-street shopping, while more specialists shops are available along Broughton Street

or in Canonmills, with supermarkets in the area such as a Tesco Superstore on Broughton Road and a Waitrose at Comely Bank. Outdoor spaces include King George V Park, the Water of Leith, the renowned Royal Botanic Gardens, and Inverleith Park. With a regular bus service right on the property's doorstep, this desirable area is within close reach of Waverley Station and has convenient public transport links available throughout, including the direct tram service to the Airport from York Place.





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