



15a/3, Bellevue Crescent, New Town, Edinburgh, EH3 6NE

Well Presented, One-Bedroom, Lower Ground Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

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.

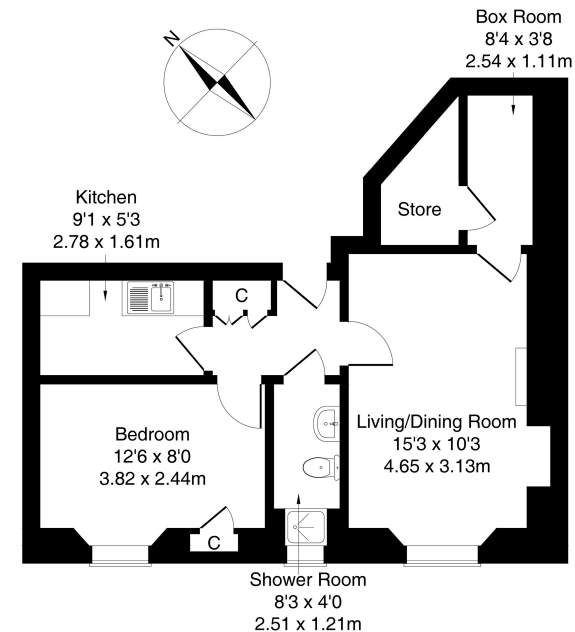
The double bedroom is set to the side and features carpeted flooring, a press cupboard and a recessed window, while the shower room includes vinyl flooring, a modern two-piece suite, an electric shower and tiled splash walls.

A 360 Virtual Tour is available online.



15A/3 Bellevue Crescent, Edinburgh EH3 6NE

Approximate Gross Internal Area: (463 sq ft - 43 sq m.)

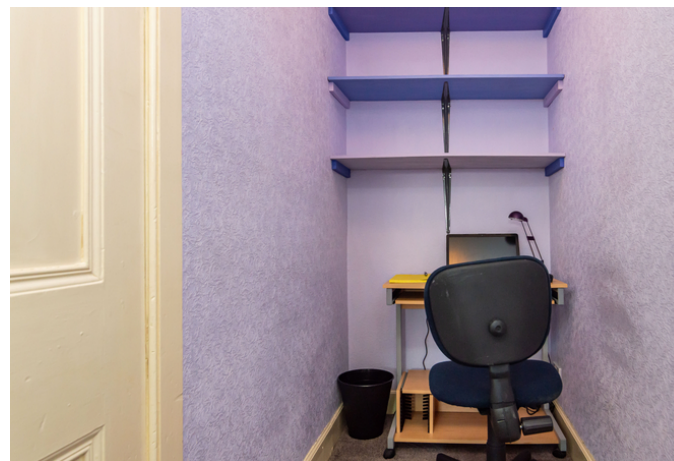
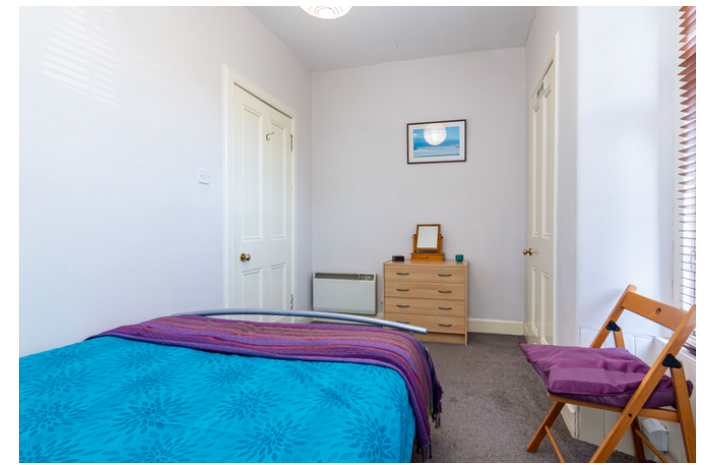


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.