



**8 BELGRAVE MEWS
WEST END
EDINBURGH
EH4 3AX**

**OFFERS OVER
£295,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**SUPERB
2 BEDROOM MEWS
APARTMENT IN
HIGHLY DESIRABLE
CITY CENTRE
LOCATION CLOSE TO
EXCELLENT
AMENITIES**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Stylish 2 bedroom mews apartment beautifully presented with contemporary finishes and set in a desirable West End City Centre location. The property is located on the edge of Dean Village, a protected World Heritage site and only a few minutes walk from Edinburgh's City Centre and Haymarket Station. The property benefits from a tranquil location with the Water of Leith walkway nearby leading to the extensive range of shops and amenities of Stockbridge. The Scottish National Gallery of Modern Art, The Dean Gallery and The Royal Botanical Gardens are also within easy walking distance of the property. There are a number of excellent schools both state and private close by. Bus services, which also run nearby, provide quick and easy access to the city and beyond.

Internally the property is in excellent decorative order and benefits from both gas central heating and double glazing. There are good storage facilities throughout the property. All fitted floor coverings are included in the sale together with the integrated gas hob, electric oven, extractor cooker hood, dishwasher and fridge/freezer. The washing machine machine and tumble dryer are also included in the sale.

Detailed Accommodation:

Vestibule:

Meters cupboards. Glazed door to hall.

Hall:

Welcoming hallway open plan to the sittingroom, mezzanine and kitchen. Radiator. Solid timber flooring.

Sittingroom:

A contemporary steel staircase leads to the sittingroom with double astragal windows to front. TV point. Two radiators. Solid timber flooring.

Mezzanine:

Striking semi-circular mezzanine level with space for good sized dining table and chairs or suitable for use as a home office if preferred. Twin windows to rear.





Kitchen:

Modern and fully fitted kitchen with matching wall and base units. Integrated gas hob, electric oven and chimney style hood. Ample solid wood worktops with integrated sink and tiled splash back. Integrated dishwasher and fridge/freezer. Amtico flooring.

Rear Hall:

Utility cupboard with washing machine and tumble dryer, these are included in the sale. Additional storage cupboard with reinforced shelving that provides access to a large floored storage space.



Bedroom 1:

Double bedroom with sash and case window to front. Extensive built in wardrobes provide excellent hanging space and shelving. Radiator. Solid timber flooring.

Bedroom 2:

Second double bedroom with sash and case window to front. Radiator. Solid timber flooring.

Bathroom:

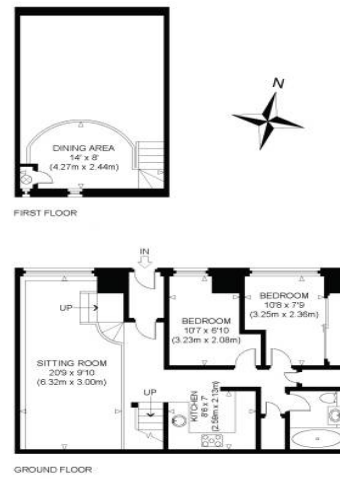
Stylish family bathroom with white three piece suite comprising bath with mixer shower above, inset wash hand basin and WC. Shower screen. Large mirrored bathroom cabinet. Extractor. Tiled floor with under floor heating.

External:

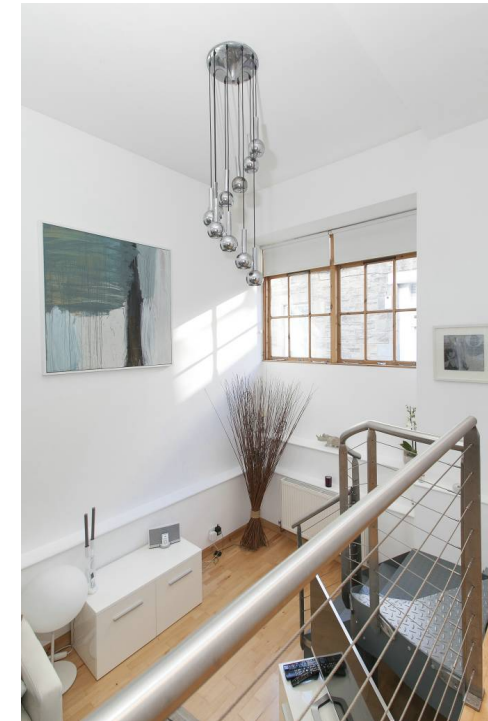
Free residents' parking is available in the mews. Access may be available to the private 7 acre Belgrave Crescent Gardens upon payment of a modest annual fee.

Energy Efficiency Rating:

C



BELGRAVE MEWS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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