

**15A/2 BELLEVUE CRESCENT
BELLEVUE
EDINBURGH
EH3 6NE**

**OFFERS OVER
£195,000**

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

**IDEAL
STARTER FLAT
OR PIED-A-TERRE
LOCATED IN A HIGHLY
DESIRABLE RESIDENTIAL
AREA IN THE HEART OF
THE CITY CENTRE CLOSE
TO EXCELLENT LOCAL
AMENITIES**

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

This is an attractive garden flat in a classic Georgian tenement building in the New Town of Edinburgh. Bellevue Crescent is a pleasant residential area close to Edinburgh's city centre offering a wide variety of shops, bars, restaurants and leisure facilities. A short walk away you find a Tesco store, Inverleith Park and the Royal Botanic Gardens.

This ideal location provides easy access to the major road networks and regular bus services are close at hand providing good access to all parts of the City.

Entrance to the flat is either by way a well-maintained common passage and stair or via the French doors that lead directly onto the rear garden.

Internally the property is in good decorative order and benefits from gas central heating and sash and case windows. The kitchen appliances are included in the sale, most other items may be available through separate negotiation.

Large communal garden. Resident permit parking is available in the area.



PROPERTY DETAILS

- * Entrance Hall providing access to all rooms.
- * Lounge / Dining Room with French doors providing direct access to the rear garden. Feature fireplace with wooden surround and cast iron fire basket. Cupboard housing combi boiler. Cornice. Space for dining table and chairs. Open plan to;
- * Fitted kitchen with matching wall and base units. The free-standing gas cooker with oven and grill is included in the sale. Integrated fridge / freezer and washing machine. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Shelving.
- * Double Bedroom with window to rear overlooking garden. Storage cupboards below window. Picture rail.
- * Partly tiled Bathroom with white three-piece suite comprising bath with electric shower above, wash hand basin and WC. Large mirror. Frosted window to rear.

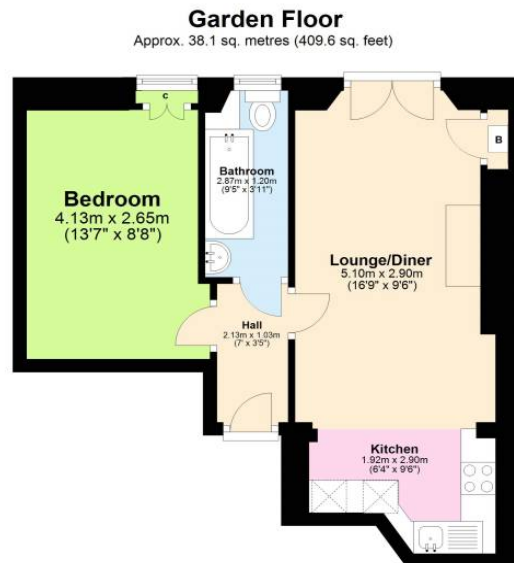
Energy Efficiency Rating: D



EXTERNAL

There is a large and well-maintained communal garden to the rear of the property with a large lawn and a variety of established plants, shrubs and trees. Resident permit parking is available on application to The City of Edinburgh Council.





Photographs and floorplan by Mike Dooley Photography 07730 560286
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.