



**lindsays**

78 Bellevue Road  
Edinburgh, EH7 4DE

*"A superb three-bedroom terraced house which has been renovated to an extremely high standard in the popular Bellevue"*

- Entrance hall
- Bay windowed living room
- Extended kitchen dining area
- Spacious principal bedroom
- Two further double bedrooms
- Contemporary shower room
- Enclosed rear garden
- Driveway

EPC Rating - D

**OFFERS OVER £370,000**



## Description

A superb three-bedroom terraced house which has been renovated to an extremely high standard in the popular Bellevue. Boasting spacious, modern accommodation over three floors, and presented in turn-key condition, this truly is an excellent family home.

Quietly situated in a cul-de-sac position, accommodation comprises of an entrance hall, bright bay windowed living room with original wooden flooring and this leads in to a lovely, extended kitchen dining space having doors to the rear garden. There is useful under stairs storage and on the first floor are two double bedrooms, both with painted floorboards and a modern shower room. The attic has been converted and now offers a wonderful bedroom with Velux windows and views across Edinburgh's Skyline. Externally, there is a wonderful south facing garden to the rear and a block paved driveway to the front. The property benefits from being fully double glazed and has a gas central heating system.

## Area

Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's financial sector and cultural heart. The Castle, galleries, museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The new tram stop at the top of Broughton Street is within easy reach, as is Waverley Rail Station.

## Viewing

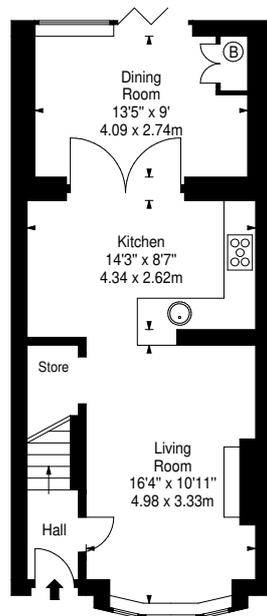
by appointment contact Lindsays on [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



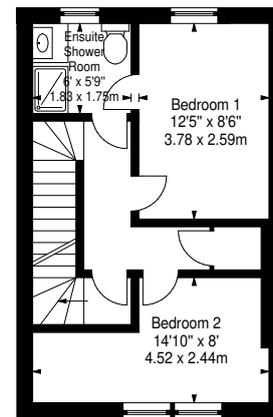
**Bellevue Road,  
Edinburgh,  
Midlothian, EH7 4DE**



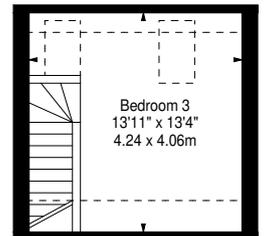
Approx. Gross Internal Area  
1061 Sq Ft - 98.57 Sq M  
For identification only. Not to scale.  
© SquareFoot 2022



Ground Floor



First Floor



Second Floor

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