



107/6 Bellevue Road, Edinburgh

In Excess of £350,000



RE/MAX
Estate



107/6 Bellevue Road

Edinburgh, Edinburgh

Beautiful second-floor flat in popular Bellevue Road, Edinburgh. Features spacious lounge, kitchen, modern bathroom, and 3 double bedrooms. Convenient location near hillside, close to amenities. Ideal for families and professionals.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

The hallway has a warm, welcoming feel with wooden floors or simple and neutral-colored walls to keep things bright. A central light fixture lights up the space and highlights the original features like mouldings and ceiling details. There are two large storage cupboards for keeping things organized, and a neat radiator adds to the space. The wooden doors lead to the three bedrooms, lounge, bathroom, kitchen, and utility room, making the hallway practical while still keeping some of its original charm the hallway also has large cupboard which houses the washing machine.

Lounge/Diner

18' 10" x 11' 11" (5.74m x 3.63m)

This spacious lounge boasts an abundance of original features, exuding charm and character. A lovely bay window invites ample natural light, creating a bright and welcoming atmosphere. The real wood flooring adds warmth underfoot, while a striking feature radiator enhances the room's appeal. At the heart of the space is a beautiful fireplace surround, complemented by a gas fire that adds both style and comfort. With its front-facing street view, this lounge serves as a perfect gathering place or a cozy retreat for relaxation.



Kitchen

8' 3" x 6' 1" (2.51m x 1.86m)

This functional kitchen features a sink and drainer, a gas hob with an oven and extractor hood overhead, and space for a fridge freezer. It includes an integrated dishwasher for added convenience, with durable vinyl flooring throughout. The kitchen is well-lit, combining a central light with spotlights, creating a bright and practical cooking environment.



Bedroom 1

13' 7" x 10' 4" (4.14m x 3.16m)

This property features a very large, bright, and spacious room with high ceilings, a central light fixture, and some original architectural features. The room boasts real wood flooring and excellent natural light, making it a warm and inviting space.

Bedroom 2

11' 2" x 8' 4" (3.40m x 2.54m)

spacious Double Bedroom with Garden Views This generously sized double bedroom boasts high ceilings and retains some original character features, adding charm and warmth to the space. Large windows offer views over the rear garden, flooding the room with natural light. The room is enhanced by real wooden flooring and a traditional radiator, blending classic and modern comfort seamlessly. A standout feature is the walk-in dressing room, complete with a window for natural lighting and a central ceiling light, offering a practical and stylish touch for wardrobe storage. Perfect for those who appreciate both elegance and functionality.

Bedroom 3

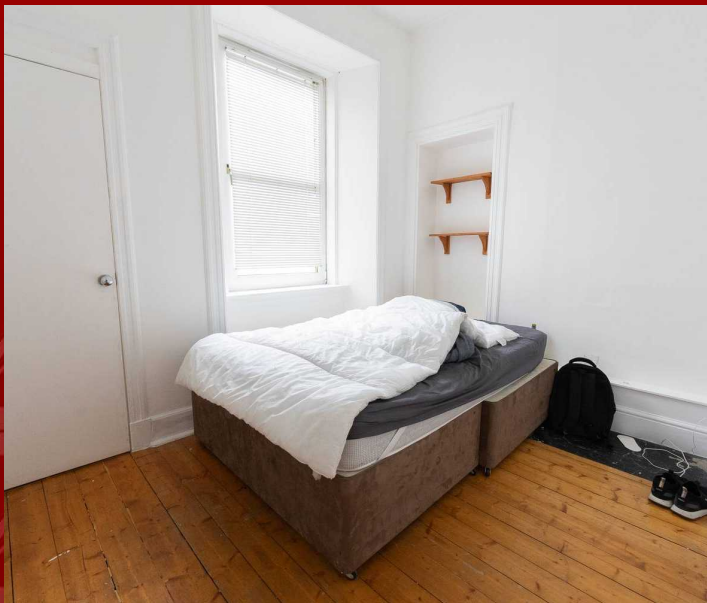
10' 0" x 10' 7" (3.06m x 3.23m)

This third bedroom features high ceilings that create an open and airy atmosphere, complemented by real wood flooring that adds warmth and character. A side view window allows natural light to flood the space, highlighting a thoughtfully arranged layout perfect for relaxation. A cozy bed sits against one wall, while a stylish nightstand and a comfortable chair create a small reading nook. The walls are adorned with soft, calming colors, and decorative accents add personal touches, making it a serene retreat ideal for rest and rejuvenation.

Bathroom

9' 2" x 4' 6" (2.80m x 1.38m)

A family-style bathroom featuring splashback tiles, vinyl flooring, a heated towel rail, a rear view window, a sink, and a WC. It also includes a bath with an over-bath shower and screen, combining functionality.





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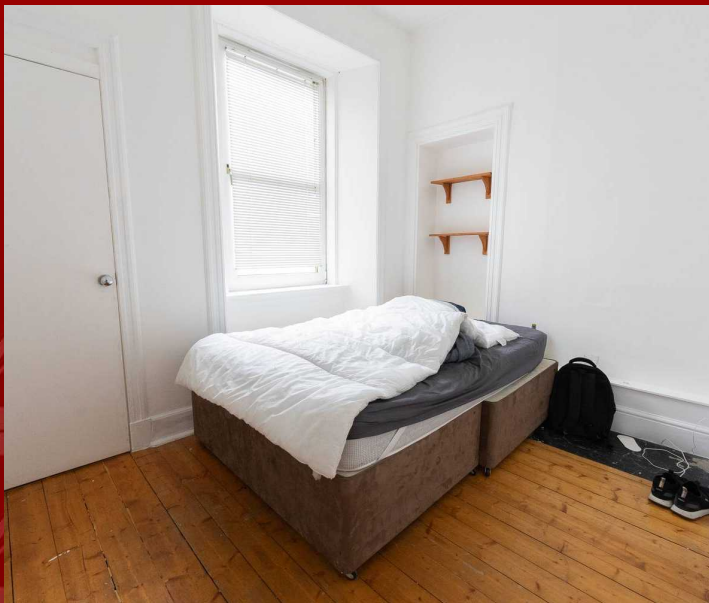
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REAR GARDEN

The communal rear garden is fully enclosed, providing a private and secure outdoor space for residents. Accessible from the ground floor, it features a nice lawn area that invites relaxation and leisure activities. This green retreat is perfect for enjoying sunny days, hosting small gatherings, enhancing the overall living experience.

FRONT GARDEN

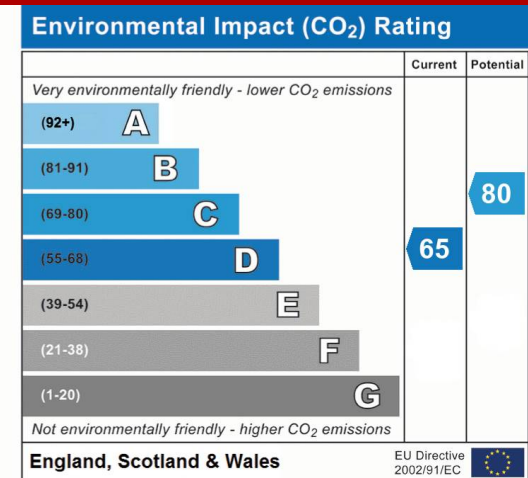
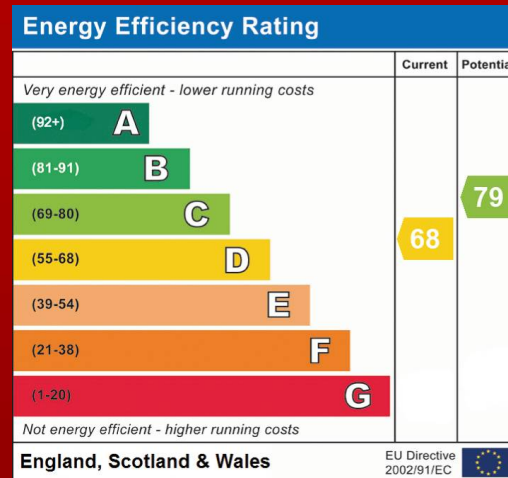
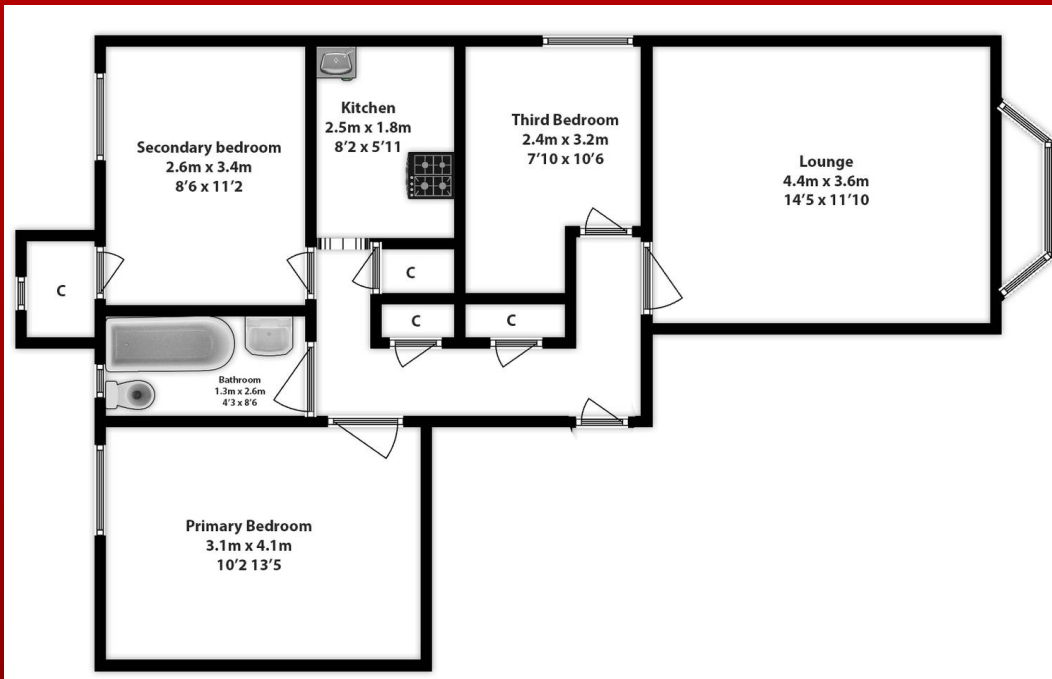
The front garden entrance features a paved pathway leading to the front door, complemented by a secure entry system for added peace of mind. Mature hedges frame the entrance, providing both privacy and a touch of greenery. The communal space at the entry enhances the welcoming ambiance, making it an inviting point for residents and guests alike.

ON STREET

1 Parking Space

This property has on street parking only







Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

07432303118

nmcfarlane@remax-scotland.net

<https://www.remax-scotland.net>



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