

32/3 BELFORD ROAD  
DEAN VILLAGE, EDINBURGH, EH4 3BP

CURRAN & CO  
PROPERTY



32/3 BELFORD ROAD  
DEAN VILLAGE, EDINBURGH, EH4 3BP

OFFERS OVER £170,000



'Enjoying panoramic views across Edinburgh's iconic Dean Village, 32/3 Belford Road is an immaculately studio apartment, an ideal first time buy or city pied-à-terre'

- Spacious Living / Dining Room
- Bedroom Area with Fitted Storage
- Modern, Well-equipped Kitchen
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Eaves & Attic Storage Spaces
- Panoramic View of Dean Village
- Shared Rear Garden & Zoned Permit Parking



#### Description

Enjoying panoramic views across Edinburgh's iconic Dean Village, 32/3 Belford Road is an immaculately presented top floor studio apartment which has been fully refurbished to an exceptionally high standard throughout. Situated within short walking distance of the city centre, this rarely available property would be an ideal first time buy or city pied-à-terre.

Entered through a well-maintained communal stair, the accommodation comprises: bright and spacious living area with dormer window showcasing the stunning views, and providing an idea dining space; bedroom area with fitted unit, Velux window, access to expansive eaves-storage space, and feature wall

from which the fitted double bed draws down from, revealing built-in bedside storage with sockets and charging ports; modern, well-equipped kitchen with base and wall-mounted units fitted with LED lighting, integrated electric oven, ceramic hob, glass extractor hood, fridge with freezer compartment, dishwasher and washing machine, and access hatch to the attic storage; and contemporary, tiled shower room with shower enclosure fitted into the dormer window, LED mirror, fitted storage beneath the sink and heated towel-rail.

Further benefits of this property include gas central heating via a newly installed combi boiler, newly fitted double glazed windows, engineered hard wood flooring throughout (excluding the tiled shower

room), and high-quality fixtures and fittings.

Externally there is a shared garden to the rear and side of the building, and zoned permit parking to the front.

#### EPC Rating

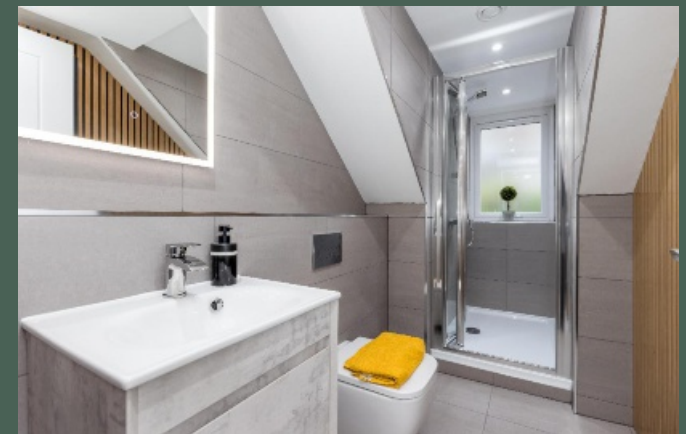
The energy efficiency rating for this property is band D.

#### Council Tax

This property is subject to council tax band B.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.





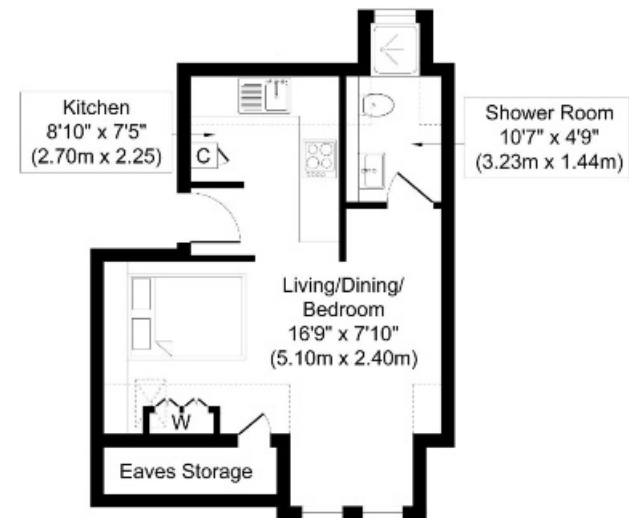
# CURRAN & CO PROPERTY

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**Second / Top Floor**  
**Approximate Floor Area**  
**258 sq. ft**  
**(24.00 sq. m)**



### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.