



Impressive ground and garden property

17.1 Bellevue Crescent, New Town, Edinburgh EH3 6NE



Wonderful kitchen/dining room with direct access to the south west facing garden • Over 2000 sq ft of accommodation over two levels • Impressive front sitting room with feature fireplace and detailed cornicing
Three good sized bedrooms with three modern, contemporary bathrooms • EPC rating = C

Location

Situated in Edinburgh's historic New Town, a World Heritage Site, Bellevue Crescent is a charming street overlooking pleasant gardens.

A cosmopolitan range of independent shops is close at hand in fashionable Broughton Street and the shops of the City Centre including Harvey Nichols, John Lewis, Jenners and the variety of shops on George Street are within easy walking distance.

The Playhouse Theatre and a number of excellent art galleries and museums are also close at hand as are the many amenities of the City Centre.

Public and private sector schools including Edinburgh Academy, Fettes College, Erskine Stewart's Melville Schools, St. George's and St Mary's Primary School are accessible as are the open green spaces of Inverleith Park and the Royal Botanic Garden.

The property is conveniently located for access to both Waverley Train Station and the Tram terminus on Queen Street.

Description

17 Bellevue Crescent is a rarely available ground and garden property in Edinburgh's East New Town. The entire property is immaculately presented and benefits from over 2000 sq ft of flexible accommodation.

On the ground floor, the property enjoys an impressive front sitting room with ornate cornicing and a range of original features, including a wonderful fireplace. This room has lovely views over the gardens to the front and is exceptionally bright and airy. There are two good sized bedrooms to the rear of the ground floor, with two bathrooms. Bedroom 2 has built in storage cupboards. Additionally, there is a study room which is situated next to the sitting room which is ideal for those looking to work from home.

The lower floor has ample storage with three large cupboards, including one which has been cleverly converted into a wine cellar/store. Of particular note is the master bedroom suite which is situated to the front of the property. This bedroom is particularly spacious and has two large windows to the front and a lovely feature fireplace. There is an excellent walk in wardrobe, tucked behind the bed which leads to a superb ensuite shower room.



The ensuite has a double sized shower, wash hand basin and WC, with 'jack and jill' access from the bedroom and hallway.

To the rear of the property is the open plan kitchen/dining room, ideal for modern day living. This space is fantastic with direct access to the south west facing garden. There is easily space for 8-10 guests in the dining area and additional living space. A separate utility room with sink and pulley is also accessed from the kitchen.

Externally, there is a rear patio/bbq area and large front courtyard with outdoor store room.

Fixtures & Fittings

All fitted floor coverings, curtains & white goods are included with the sale.

Listing

The property is Category A listed and lies within the New Town Conservation Area.

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing

We welcome viewings by appointment with Savills - 0131 247 3770

Possession

To be by mutual agreement.

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Total gross internal area 200.29 sq.m (2,156 sq.ft)



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