

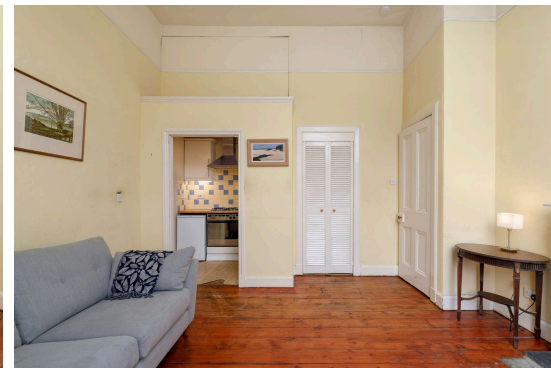
**27 2F2 Bellevue  
Crescent  
Edinburgh EH3 6NF  
Fixed Price £235,000**

- Large living/dining room featuring gas fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Large double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite
- Sash in case windows
- Well kept communal garden
- On-street parking

**Council Tax Band: C**

**Tenure: Freehold**

**Shared Ownership: No**





## Second Floor Flat

Blair Cadell is delighted to present this charming one-bedroom tenement flat in the highly sought-after area of Eastern New Town. Boasting excellent local amenities, this property is sure to attract a wide range of buyers and is a must-see.

The accommodation features a spacious living/dining room, complete with a stunning gas fireplace with a living flame and an elegant marble surround. The room also benefits from a large storage cupboard and additional storage space beneath the window. The well-appointed kitchen is fitted with a range of floor and wall-mounted units, a gas hob, an electric oven, and essential white goods, all included in the sale. The generously sized double bedroom offers ample storage with built-in wardrobes, while the bathroom is fitted with a three-piece suite and a mains-powered shower over the bath. The hallway provides an additional storage cupboard for convenience. Externally, the property enjoys access to a well-maintained communal garden to the rear, and on-street permit parking is readily available.\*No warranties given for systems\*

Situated in Edinburgh's Eastern New Town and part of the UNESCO site, the property is located just to the north of the city centre which can be accessed via a frequent bus service that runs close by giving swift access to the city centre. With a superb range of local amenities including local shops, bars and cafes it is also just a short walk from Stockbridge and the Botanic gardens providing further range of entertainment options. The property is also within easy access of both Waverley Station and St Andrew Bus Station making it ideally placed for those with a commute. Shopping facilities include a Tesco Superstore, a short drive/bus journey away there are all the high street shops in George and Princes Street along with the recently finished St James centre which has a range of high end shops, restaurants and entertainment. Recreational facilities include a number of popular bars, cafes and restaurants, The Vue cinema complex, Omni Centre, Playhouse Theatre and the Royal Botanic Gardens.

**Viewing by appointment on 0131 337 1800**





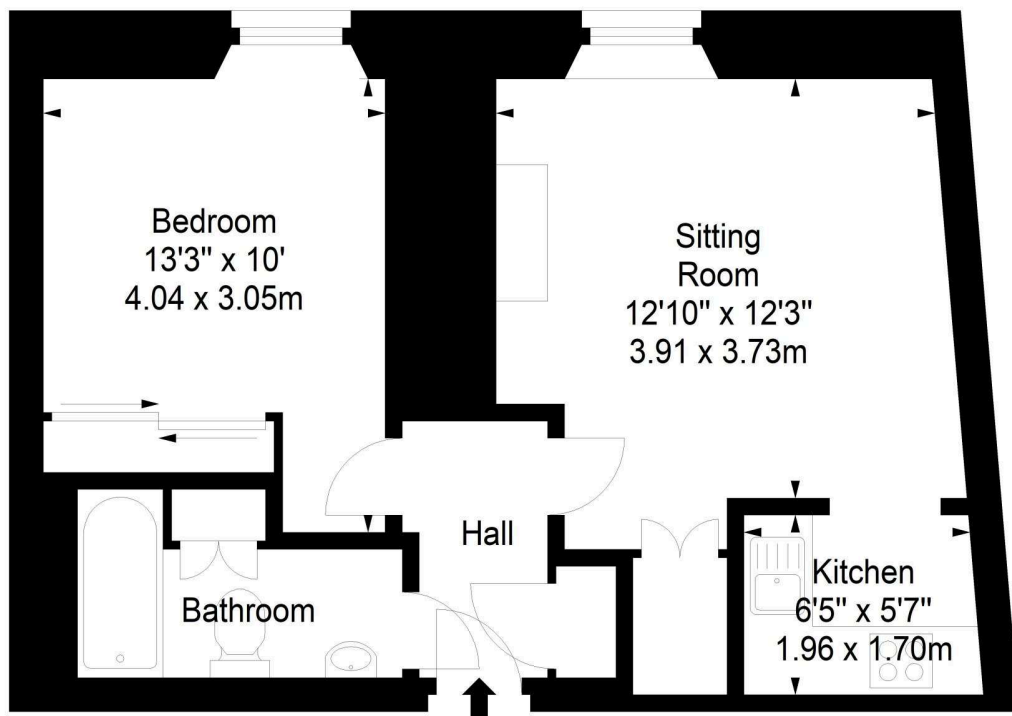
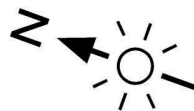




**Bellevue Crescent,  
Edinburgh,  
Midlothian, EH3 6NF**



Approx. Gross Internal Area  
471 Sq Ft - 43.76 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



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