



Bell's Brae, Edinburgh, **EH4**

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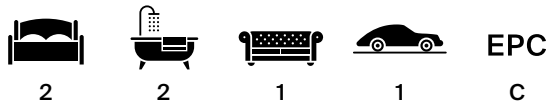
# An **immaculate** two bedroom apartment located peacefully in the heart of the Dean Village.

Bell's Brae is an impressive two bedroom apartment in a wonderful location. The property is quietly positioned in a leafy and secluded location in Dean Village, close to Edinburgh's popular West End.

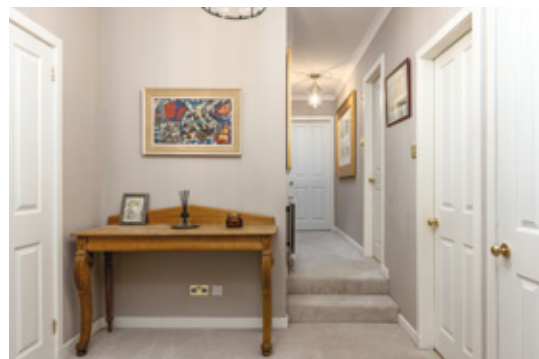
The accommodation is well laid out, with a separate kitchen/living area and windows on both sides, providing a bright and airy space and superb views over the Water of Leith. The living room benefits from magnificent ceiling corning throughout, by the renowned architect the Robert Latimer.

Both bedrooms are generous in size whilst the principal bedroom has an en suite bathroom with W/C, wash hand basin and bath with shower overhead. Additionally, there is a family shower room and small utility room, accessed from the hallway.

Externally the property benefits from private shared resident parking and resident permit parking.



Offers Over	Tenure	Local Authority	Council Tax
£360,000	Freehold	The City of Edinburgh Council	Band E



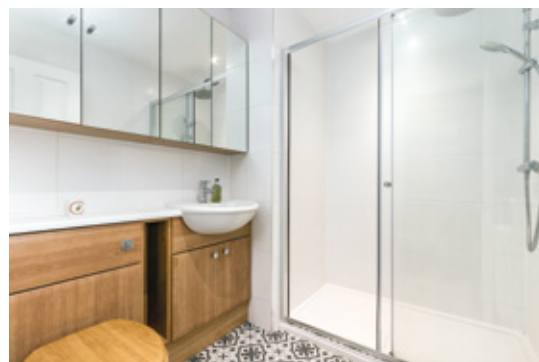
## Features

- Two bedroom first floor apartment
- Principal bedroom with en suite bathroom room
- Immaculate interiors filled with natural light
- Overlooking the Water of Leith
- Private shared resident parking and resident permit parking
- Excellent local amenities and walking routes in the area

## Location

Bells Brae is positioned in the very desirable Dean Village, neighbouring the West End, New Town and Stockbridge. The flat is just a five-minute walk from George Street, Princes Street, and Charlotte Square, which form the city's commercial and leisure heart. The West End offers a plethora of independent shops, eateries and coffee houses, and vibrant Stockbridge is a short walk away. Drumsheugh Swimming Baths and the Dean Tennis and Squash Club are nearby.

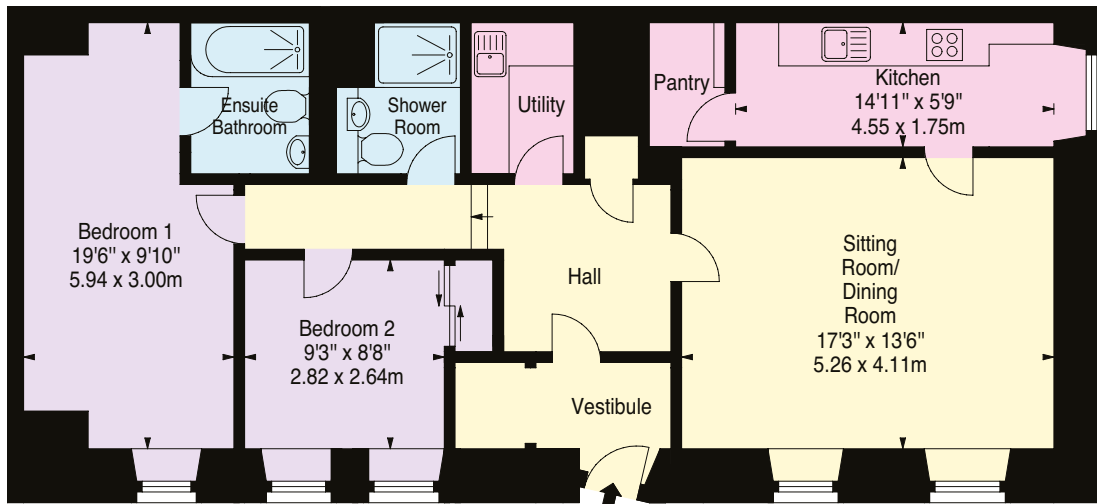
Further pleasant walks can be enjoyed in the Botanic Gardens, Inverleith Park and along the Water of Leith Walkway. The Galleries of Modern Art are also within easy reach. Haymarket Train Station is close by and the tram network provides an efficient service to Edinburgh Airport. There is also an excellent bus service covering the whole city, with the nearest bus stop located very close by.



**Approximate Gross Internal Floor Area**  
**954 Sq Ft - 88.63 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**First Floor**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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