



20

**20 BELFORD MEWS
DEAN
EDINBURGH**

Rarely available, impressive, bright 3 bedroom mews home with private garage situated on an exclusive cobbled lane with spectacular views of the Water of Leith.

Ground Floor

Hallway entrance, cupboards, WC, bedroom 3, utility room and garage.

First Floor

Lounge with balcony and unrivalled views, dining room and kitchen.

Second Floor

Master bedroom with en-suite, second double bedroom, bathroom and an airing cupboard.

Gas central heating, double glazing, storage, eye catching fixtures and features, beautiful views and private parking.

Fixed Price £420,000



GENERAL DESCRIPTION

Number 20 Belford Mews is a unique, extensively spacious and peaceful terraced mews property residing on a quaint cobbled street in prime City Centre location. Rarely seen on the open market the property is smartly designed over 3 floors and has the added bonus of a garage. The integral accommodation which is flexible and could easily be redeployed to fit the new purchaser's needs is entered through a solid wood door to the main hall, internal access to a good sized single garage, conveniently placed WC, 3rd double bedroom and the utility room is located just off. A sweeping carpeted staircase reaches out to the 1st and 2nd floors where you gain access to the immaculate presented lounge with beautiful views of the Water of Leith from the large recessed balcony. The dining room is accessed through an alcove and the well equipped kitchen is front facing. To the 2nd floor there are 2 excellent sized double bedrooms, the master having a luxury en-suite. The family sized internal bathroom is close to the 2nd double bedroom. Includes part ownership of the Water of Leith. This home was also originally featured in the TV house hunting show 'Location Location Location'. Immediate viewings are strongly recommended.





SITUATION

Belford is set within Edinburgh's popular Dean Village district within easy reach the City Centre. Princes Street is only a short walk away and a regular bus service runs close to many parts of the City. Haymarket Railway Station is also within easy reach as are connections to the M9/M8 motorway networks.

ACCOMMODATION

(All Sizes Approximate)

HALLWAY

16'1" x 3'4" (4.90m x 1.02m)

Solid wood door to entrance, flanked by a window. The hallway gives access to the downstairs storage cupboards, a well presented WC, the 3rd bedroom, the utility room and access to a large single garage. Carpeted floor. Halogen lighting.

BEDROOM 3

14'6 x 8'5" (4.14m x 2.58m)

An excellent sized 3rd double bedroom with views of the Water of Leith. There is a carpeted floor and access to the utility room.

UTILITY ROOM

7'11 x 7' (2.43m x 2.15m)

A good sized utility room with twin windows to rear. Work surfaces with stainless steel sink and draining board, there is an automatic washing machine, cupboard space and an indirect boiler.

From ground level the sweeping carpeted staircase with feature wall lights accesses the first floor where the lounge, dining room and kitchen are located.





LOUNGE

17'9" X 14'7" (5.43m x 4.48m)

The lounge is perfectly positioned for the unrivalled, spectacular views of the Water of Leith. There is a carpeted floor; large windows flank the door to the large feature viewing balcony to the rear of the property. Cornice. Halogen lighting. Access to a large dining room.

BALCONY

Large recessed decked balcony with safety rail and lighting.

DINING ROOM

12'3 x 7'7" (3.74m x 2.33m)

A good sized dining room with twin windows, a carpeted floor, cornice and a feature ice cube ceiling light.

KITCHEN

9' x 8'11" (2.75m x 2.74m)

A stylish fitted kitchen, the wall and base units are finished in a light beech wood which compliment the work surfaces and tiled back splash. There is a stainless steel sink incorporated into the work surfaces match the single oven, gas hob and chimney style extractor hood. There is an integrated dishwasher and fridge freezer both included in the sale. Pelmet Halogen lighting. Front facing window.

From the first floor level the carpeted staircase accesses the second floor which is flooded by natural daylight through the sky light, there is a storage/airing cupboard and the master bedroom, en-suite, bedroom 2 and family bathroom are located.

MASTER BEDROOM

12'3 x 8'6" (3.76m x 2.50m)

A comfortable and superbly presented room with stylish carpet and large built in wardrobe with mirror sliding doors.

There is a Velux window to the front and access to a luxury en-suite.

EN-SUITE

9'1" x 4'7" (2.78m x 1.41m)

A luxury en-suite comprising of a fully enclosed tiled cubicle with mains power shower, pedestal wash basin, a W.C. and bidet. Tiling to remaining splash areas. A front facing privacy window. Towel rail. Extractor fan.

BEDROOM 2

18'1" x 10'5" (5.52m x 3.21m)

The largest bedroom positioned to the rear with twin Velux windows with black out blinds. There is a large built in wardrobe with sliding doors. Carpeted floor. Spectacular views of the Water of Leith.

BATHROOM

6'6" x 5'9" (1.99m x 1.78m)

The internal bathroom has a tasteful suite comprising panelled bath with shower and tap connection, pedestal wash basin, bidet and WC. Halogen lighting. Tiled flooring.

GARAGE

18'8" x 8'6" (5.69m x 2.59m)

Good sized garage accessed internally from the hall and by an outside up and over door. Electric points.

GARDENS

The property benefits from a small planted area to the rear overlooking the Water of Leith, this is access by a gate at the top of the Mews. The property ownership also includes a boundary wall up to half the distance into the Water of Leith.

**PARKING**

Private parking to the front of the property.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

By appointment telephone Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £420,000

sold on style™

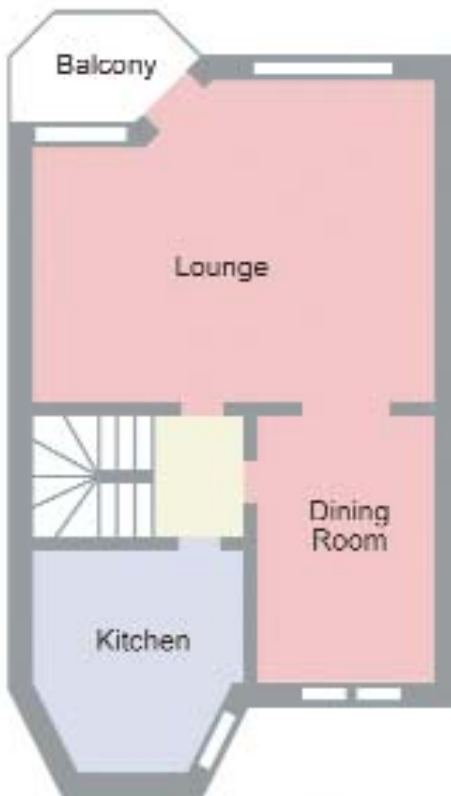
If you are, call us to find out more about our bespoke service.



Second Floor Plan



Ground Floor Plan



First Floor Plan

Schematic Diagram only - Not to scale