



Solicitors & Estate Agents



Offers Over
£345,000

101/3 East Claremont Street

Bellevue | Edinburgh | EH7 4JA

A charming two-bedroom first-floor flat, ideally positioned within comfortable walking distance of the city centre. Beautifully presented with stylish finishes and an appealing blend of period character and contemporary touches, this attractive property offers well-proportioned accommodation and excellent storage. A fantastic opportunity for first-time buyers, professionals, couples or those seeking a city base.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

The beautiful lounge/kitchen/diner forms the heart of the home, with a bay window fitted with shutters, an attractive log burner and period features adding character. The stylish kitchen area is cleverly designed, incorporating a breakfast bar, partially tiled splashback, Belfast sink and solid wooden worktops, alongside a range of included appliances. There are two comfortable double bedrooms. The spacious principal bedroom enjoys a rear-facing aspect and benefits from a separate storage room with fitted shelving. A further useful storage cupboard with a window offers potential for use as a small study or home-working space. The second double bedroom is fitted with a desk and a single cupboard. The hallway also benefits from handy built-in storage. Completing the accommodation is a stylish shower room, featuring a shower, partially panelled walls and a heated towel rail.

Further benefits include gas central heating, double glazing and secure door entry.



Gardens & Parking

Externally, residents can enjoy access to a lovely shared rear garden. For the car owner, permit/metered parking is available on-street and within the neighbourhood.

Extras

Selected fixtures and fittings, including; Range cooker, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



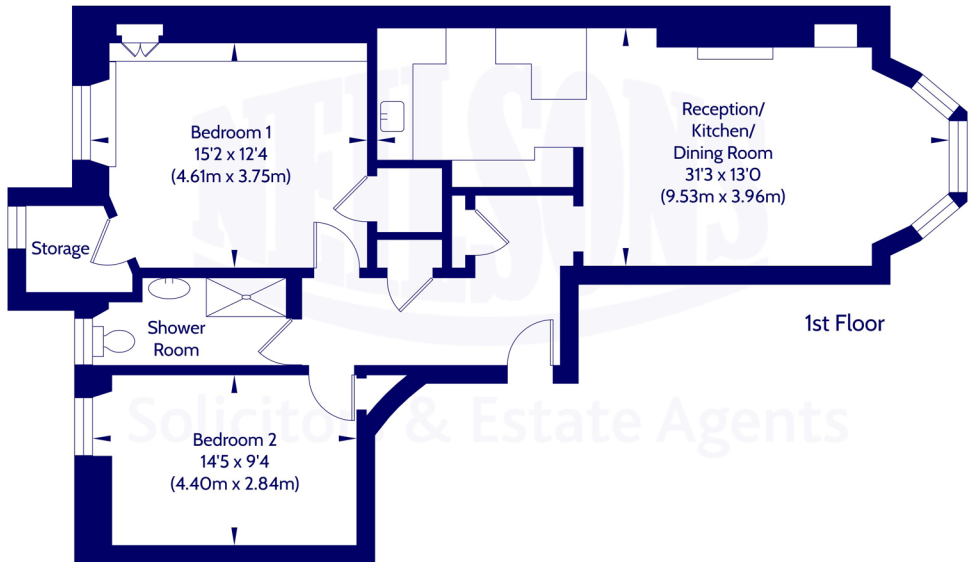


Location

East Claremont Street is an attractive cobbled thoroughfare with an impressive array of Georgian and Victorian architecture in the sought after district of Bellevue, just to the east of Edinburgh's world famous New Town. It is within easy walking distance of the wealth of amenities the city centre has to offer, including the impressive St James Quarter, Waverley Station and an array of theatres, cinemas, galleries and museums. Day to day shopping is readily available locally, with an impressive selection of independent shops, cafes and delicatessens on nearby Broughton Street, with Tesco and Lidl supermarkets also close at hand. Regular local bus and tram services provide swift access in and around the city, to Edinburgh International Airport and to Leith's fashionable Shore district of restaurants and bars. Ample recreational facilities are available in the area including gyms and yoga studios along with a choice of parks and green spaces, walking and cycling routes.



Approx. Gross Internal Floor Area 81 Sq M / 877 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

