



Thorntons 
The right way to move

48/12 Belford Road

Belford, Edinburgh, EH4 3BR



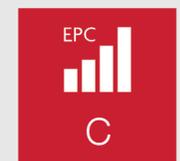
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Summary

Set on the third floor of an established development in Belford, close to picturesque Dean Village and the Water of Leith, this well-proportioned three-bedroom, two-bathroom flat offers a desirable home for city professionals, couples, young families, and rental investors alike. It offers an ideal opportunity for cosmetic upgrades and a degree of modernisation, giving the new owner a blank canvas to put their own stamp on. As well as being close to Dean Village and the Water of Leith, the flat benefits from close proximity to everyday essentials and transport links across the city.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Third-floor flat within an established development in Belford
- Opportunity for modernisation and upgrades
- Secure shared entrance and lift service
- Open-plan living room and dining room with open outlook
- Airy kitchen with space for breakfasting area
- Three double bedrooms with built-in wardrobes
- One en-suite bathroom
- Separate family bathroom
- Allocated parking space within secure underground car park
- Electric heating system
- Double-glazed windows



"This three-bedroom, two-bathroom third-floor flat in Belford offers spacious and flexible accommodation."







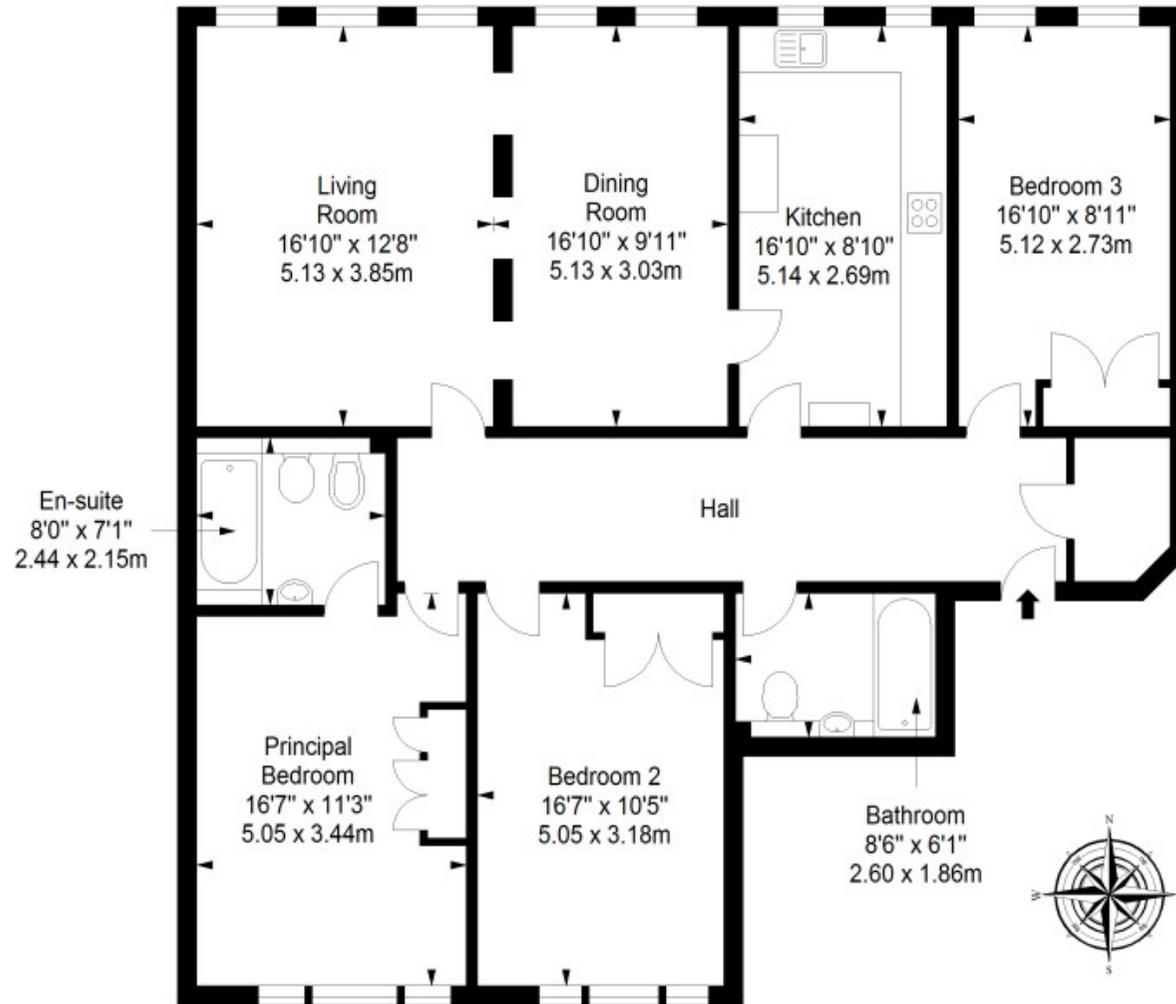
"The flat lies close to picturesque Dean Village and the Water of Leith, as well as other everyday essentials and transport links."



Floorplan

Third Floor

Approx. 131.5 sq. metres (1415.5 sq. feet)



Total area: approx. 131.5 sq. metres (1415.5 sq. feet)



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