



RETTIE



20

Bell's Brae



VIEW VIDEO

For Sale



An immaculate contemporary family home located peacefully in the heart of the Dean Village.

20 Bell's Brae,
Edinburgh, EH4 3BJ

20 *Bell's Brae*

Description

Built by Sundial Properties in 2018 and finished to an exacting standard, 20 Bell's Brae is an immaculate contemporary family home located peacefully in the heart of the Dean Village. Arranged over four floors the property presents modern townhouse living at its finest.

The property is entered on the ground level leading into the impressive kitchen/living/dining space with stylish Bulthaup kitchen featuring integrated Miele appliances. This room is flooded with light from the expansive glass windows stretching the length of this wonderful entertaining space looking directly onto the leafy tree canopy of the Dean Valley.

There are four bedrooms throughout with the large principal suite on the lower ground floor complete with built-in wardrobes and a large ensuite bathroom with bathtub and shower unit by Villeroy & Boch. Bedroom two is located on the first floor of the property and can easily be utilised as a comfortable second reception room or useful home office. The property features high specification technology throughout with "Doorbird" entry system controlled by remote mobile app and working alarm, "Heatmiser" remote heating and water control, "Nuvo" sound separate speaker access in most rooms, there are also electric blinds to the windows in the Kitchen/Living/Dining area.

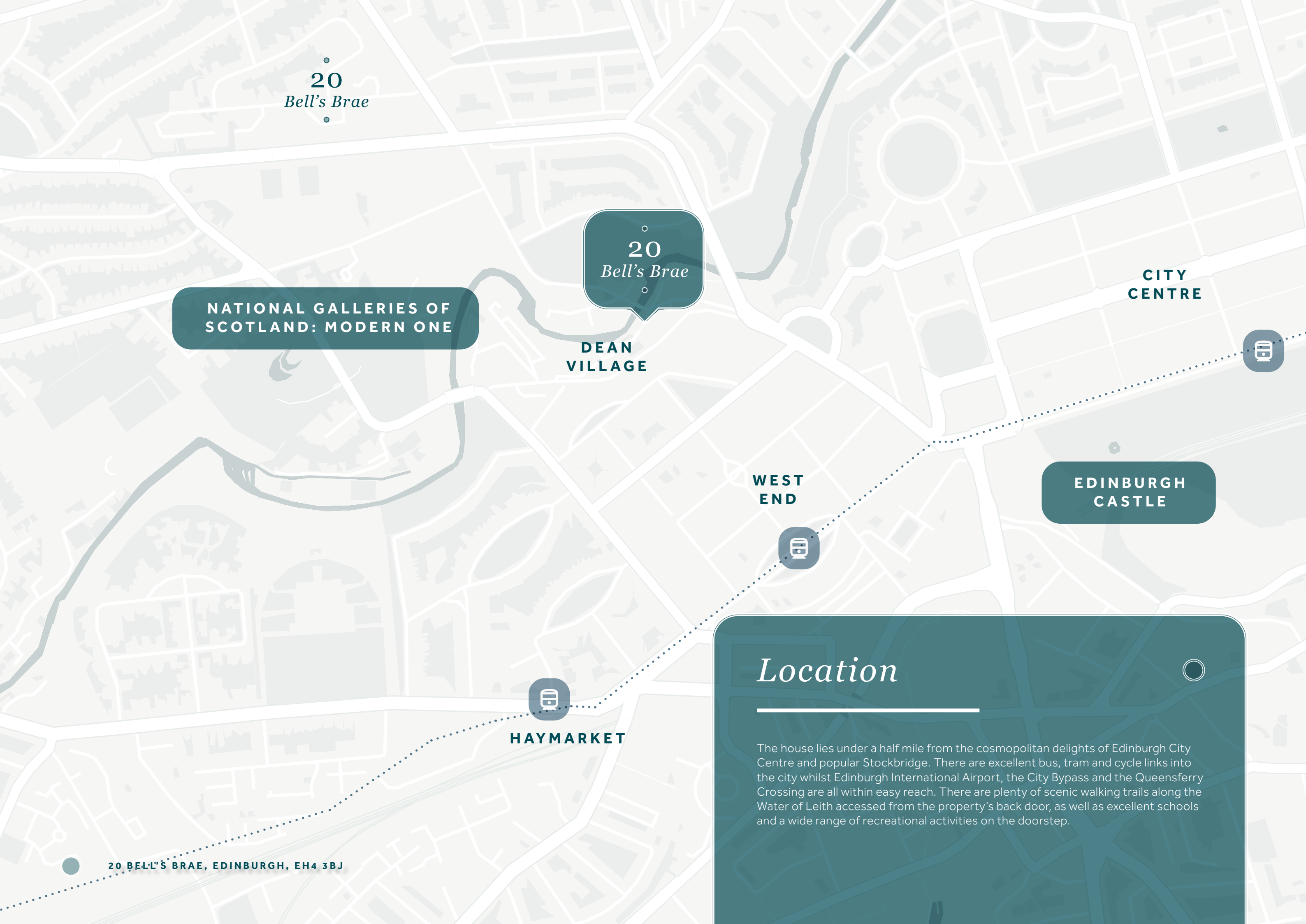
Externally there is a single allocated parking space in the secure garage with electric up and over door and electric charging facility private to the property. The garage also features secure bicycle room. Additionally, there is also a single private parking space to the front of the property.





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Bell's Brae





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NATIONAL GALLERIES OF
SCOTLAND: MODERN ONE

DEAN
VILLAGE

CITY
CENTRE

WEST
END

EDINBURGH
CASTLE

HAYMARKET

20 BELL'S BRAE, EDINBURGH, EH4 3BJ

Location

The house lies under a half mile from the cosmopolitan delights of Edinburgh City Centre and popular Stockbridge. There are excellent bus, tram and cycle links into the city whilst Edinburgh International Airport, the City Bypass and the Queensferry Crossing are all within easy reach. There are plenty of scenic walking trails along the Water of Leith accessed from the property's back door, as well as excellent schools and a wide range of recreational activities on the doorstep.



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Accommodation Comprises

GROUND FLOOR

Entrance hallway, sitting room/dining room/kitchen, WC.

FIRST FLOOR

Bedroom 2/family room/office with en-suite shower room.

LOWER GROUND FLOOR

Principal bedroom with built-in wardrobe and en-suite bathroom.

BASEMENT LEVEL

Hallway, bedroom 3 with en-suite bathroom, bedroom 4, utility room, storage cupboard, under stair store, rear door with boot room.

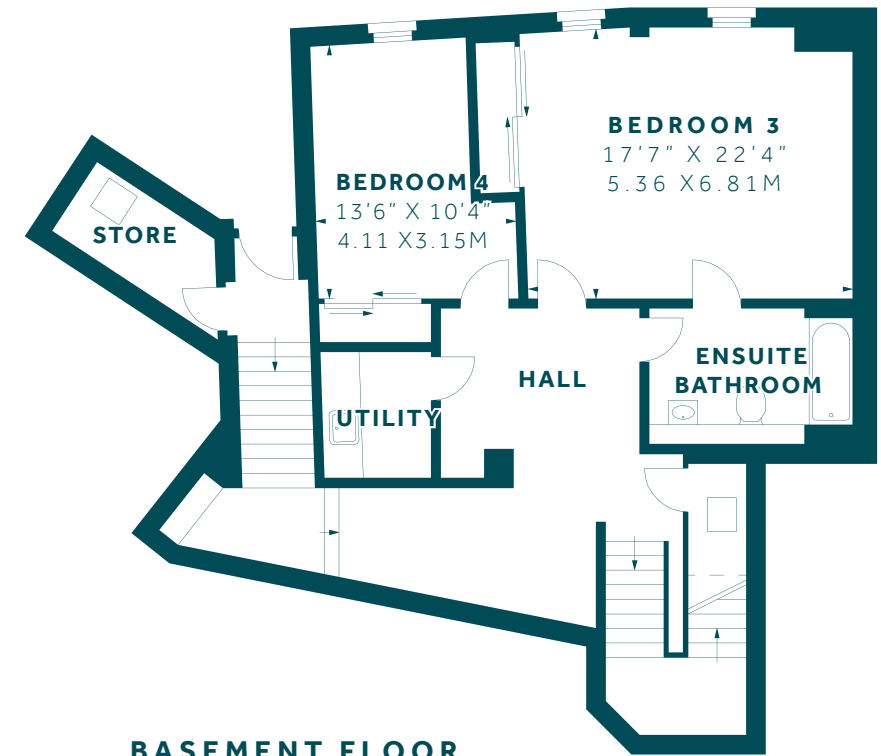


Floor Plans

APPROXIMATE GROSS INTERNAL AREA:

2689 Sq ft | 249.81 Sq M

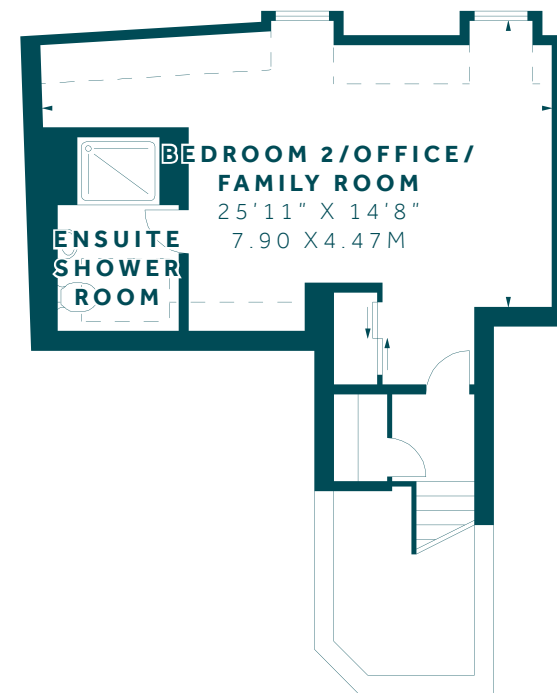
For illustrative purposes. Not to scale



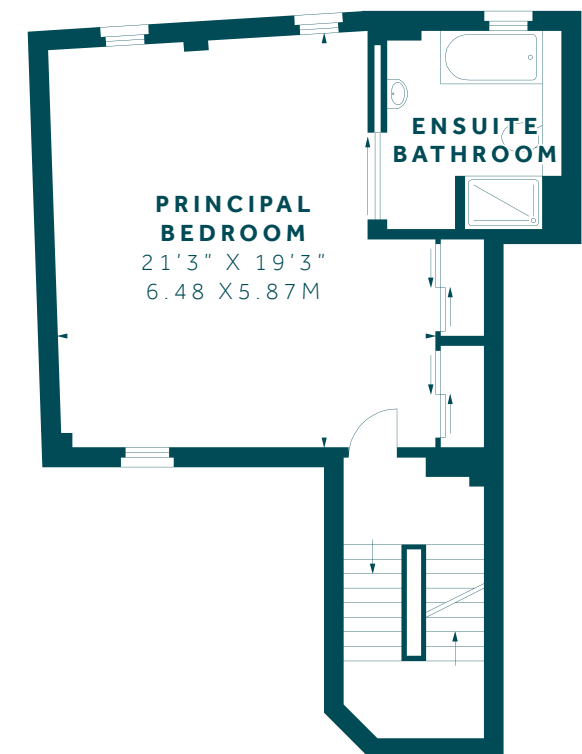
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

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EPC

B

COUNCIL TAX BAND

H

TENURE

Freehold

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