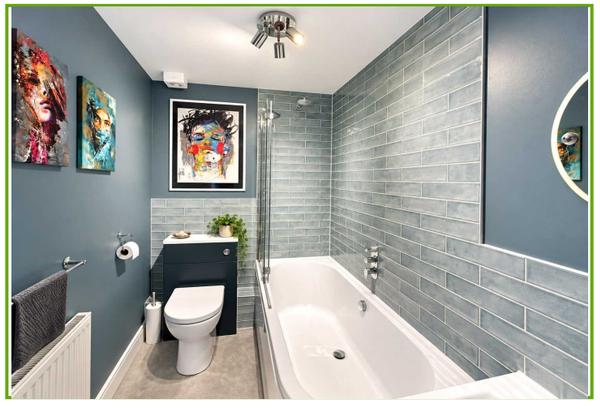
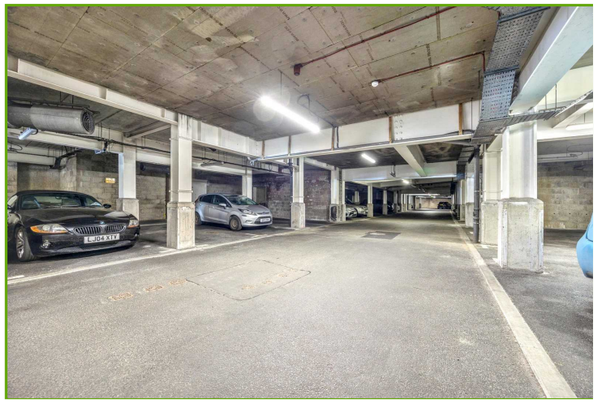


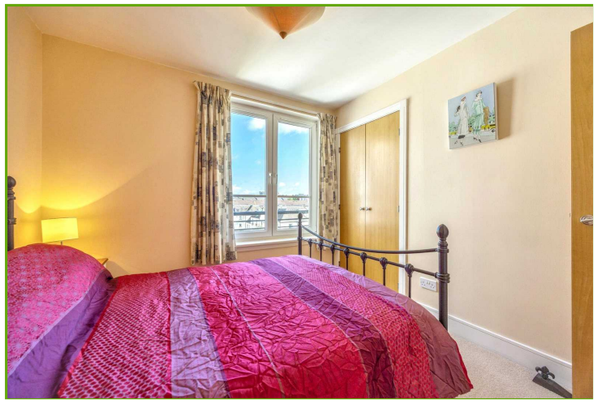














Annandale Street, Edinburgh,
Midlothian, EH7

Offers Over: £325,000

Tenure: Freehold

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The Property Ombudsman

Annandale Street, Edinburgh, Midlothian, EH7

Offers Over: £325,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: B

Forming part of a modern and well-maintained development in the sought-after Bellevue area, just off vibrant Leith Walk, this stylish fourth-floor apartment offers well-proportioned accommodation, secure underground parking and superb views across Edinburgh's skyline.

Forming part of a modern and well-maintained development in the sought-after Bellevue area, just off vibrant Leith Walk, this stylish fourth-floor apartment offers well-proportioned accommodation, secure underground parking and superb views across Edinburgh's skyline.
Currently used as a pied-à-terre by the current owners, the property is particularly well suited to those seeking a convenient city base, while also offering excellent access to the wealth of amenities, restaurants and cultural attractions found in Edinburgh's New Town, Leith and the surrounding city centre.
The apartment is accessed via a secure entry phone system, leading into a well-maintained communal entrance with lift and stair access to all floors.
On entering the property, the welcoming hallway provides two generous storage cupboards, one of which has been cleverly converted to create a practical workstation with a drop-down desk, together with a useful linen cupboard.
The accommodation flows through to a bright and spacious open-plan kitchen and dining area, providing ample room for dining and entertaining. Large windows draw in natural light and frame impressive views across Edinburgh, taking in Carlton Hill, the St James Quarter and the upper section of the Scott Monument.
A partition wall creates a pleasing degree of separation between the dining area and the recently installed kitchen, retaining a sense of openness while defining the two spaces. The contemporary kitchen features stylish cabinetry, modern integrated appliances, tiled splashbacks and under-unit lighting. The recently installed gas combi boiler, fitted in 2023, is discreetly housed within a cupboard and has been serviced annually.
There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and carpeted flooring. The principal bedroom further benefits from a stylish en-suite shower room.
The recently installed three-piece family bathroom is finished in a contemporary style, with a shower over the bath, wash hand basin with vanity unit and mirror, WC and attractive floor-to-ceiling tiling.
Further benefits include gas central heating, served by the boiler installed in 2023, which has been serviced annually and retains a 10-year manufacturer's warranty, together with full double glazing.
A particular advantage of the development is the provision of secure underground parking, with the property benefiting from one allocated parking space. There is also visitor parking available on an unallocated basis, together with additional parking within the development. Residents also have access to secure bicycle storage and a private storage room located within the second underground parking facility.
A selection of furniture may also be available as part of the sale, subject to agreement, including two sofas, TV stand and lamp in the living room; a table and chairs in the kitchen; selected furniture, pictures and lamps in the principal bedroom; a bed and mattress, bedside cabinets, chest of drawers and pictures in the second bedroom; and a chair and rug in the hall.

Factor fees are managed by Trinity Factors and are approximately £1300 per annum.

"Factor charge details have been provided by the seller, but their accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor."

The property occupies an enviable position on the fringe of Edinburgh's New Town, combining the convenience of city living with easy access to the increasingly vibrant neighbourhoods of Bellevue and Leith.
Leith Walk is within easy walking distance and offers an excellent selection of independent cafés, restaurants, bars and everyday amenities, while nearby Broughton Street and Canonmills provide further choice. The St James Quarter is also close at hand, with its extensive collection of shops, restaurants and leisure facilities, including Harvey Nichols and John Lewis.
For culture and entertainment, the Playhouse Theatre and Omni Centre are both readily accessible, while Edinburgh's principal attractions and historic Old Town are within easy reach.
Transport connections are excellent, with regular bus services providing access to destinations throughout the city. The nearby tram stop offers a direct connection through the city centre to Edinburgh Airport, while Waverley Station and St Andrew Square Bus Station are also conveniently located.
The property is also well placed for enjoying some of Edinburgh's finest green spaces. The Royal Botanic Garden and Inverleith Park are easily accessible, while the private garden squares of the New Town provide additional opportunities to enjoy the outdoors.
With its stylish modern accommodation, secure parking, excellent transport links and far-reaching Edinburgh skyline views, this is an appealing city residence and an ideal pied-à-terre in one of Edinburgh's increasingly popular and well-connected areas.

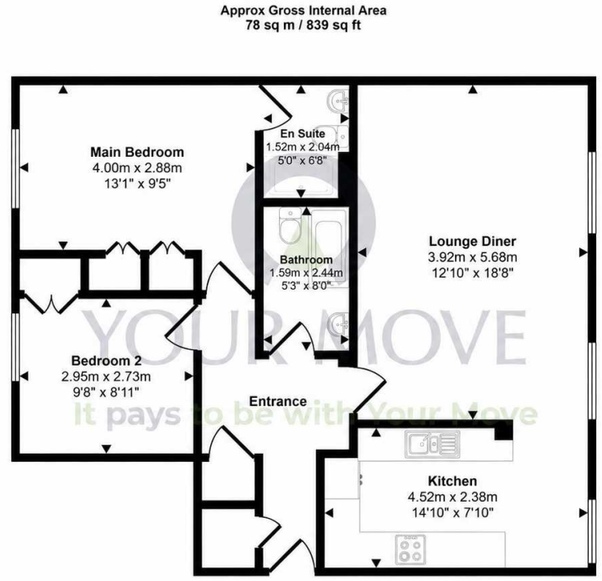


For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.