

13/4 Annandale Street

EDINBURGH, EH7 4AW



*AN EXCEPTIONAL FOUR-BEDROOM
SECOND FLOOR FLAT*



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A truly impressive four-bedroom second floor flat, occupying an enviable position within one of Edinburgh's most sought-after central residential areas. Combining elegant period charm with generous proportions and timeless character, this exceptional property offers a rare opportunity to acquire a substantial home where original features, traditional architecture and modern comforts come together beautifully.

Approached through a beautifully maintained communal entrance and stairway, the property immediately creates a sense of grandeur. The traditional cupola floods the stairwell with natural light while adding to the distinctive Edinburgh character that continues throughout the building.

The Property



Upon entering the flat, the scale and quality of the accommodation are immediately apparent. High ceilings, original detailing and beautifully preserved period features create a wonderful sense of space and elegance rarely found in modern properties. The impressive entrance hall provides a welcoming introduction to the home, offering excellent proportions and access to all principal rooms.

The magnificent living room is a standout feature, offering exceptional space, flexibility and character. Elegant cornicing frames the room, while two large original windows allow natural light to pour in, enhancing the impressive proportions. The generous layout provides endless possibilities for furniture arrangements, creating a perfect setting for both relaxed living and entertaining.



The spacious kitchen has been recently fitted and combines contemporary style with traditional charm. Beautiful sage green cabinetry creates a sophisticated finish, complemented by a tiled splashback and original flooring, resulting in a practical yet elegant space.





The property offers four well-proportioned bedrooms, each benefiting from the generous room sizes and high ceilings that define the flat. These versatile rooms provide excellent flexibility for family living, guest accommodation, home working or additional reception space.





Bedroom 2





Bedroom 3



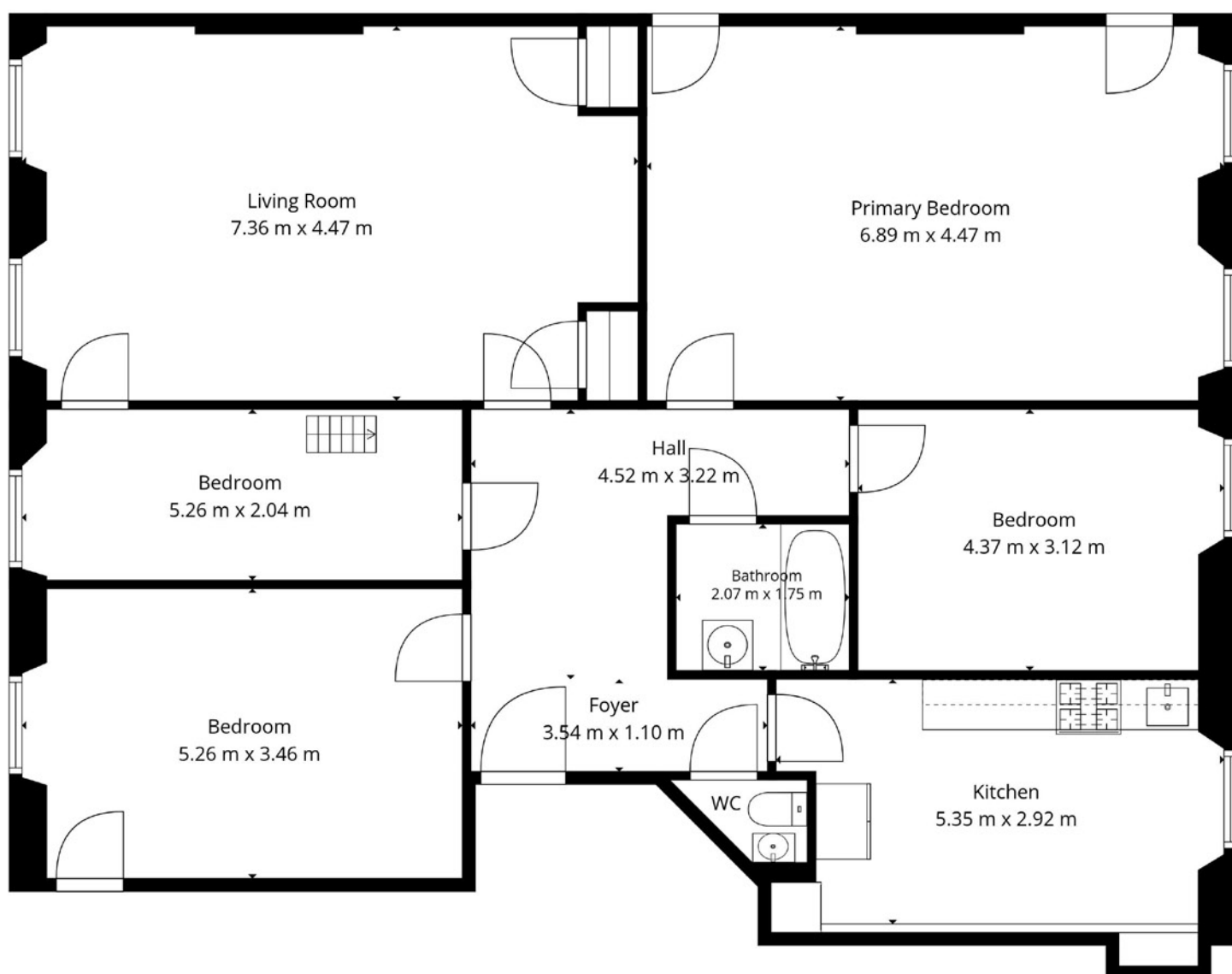


Bedroom 4



The bathroom is well appointed and generously sized, featuring a modern integrated bath and shower, while a separate WC adds further convenience. Throughout the property, original floorboards add warmth and authenticity, with many hidden beneath existing carpets, offering the potential to further enhance the period character of the home.





Gross internal floor area (m²): 147m²

EPC Rating: C

An additional benefit is the property's existing HMO licence, making it an attractive investment opportunity with the potential for continued rental use, whilst equally appealing as a substantial and characterful family home.

Externally, residents enjoy access to a beautifully maintained communal rear garden, providing a peaceful outdoor retreat within the heart of the city.

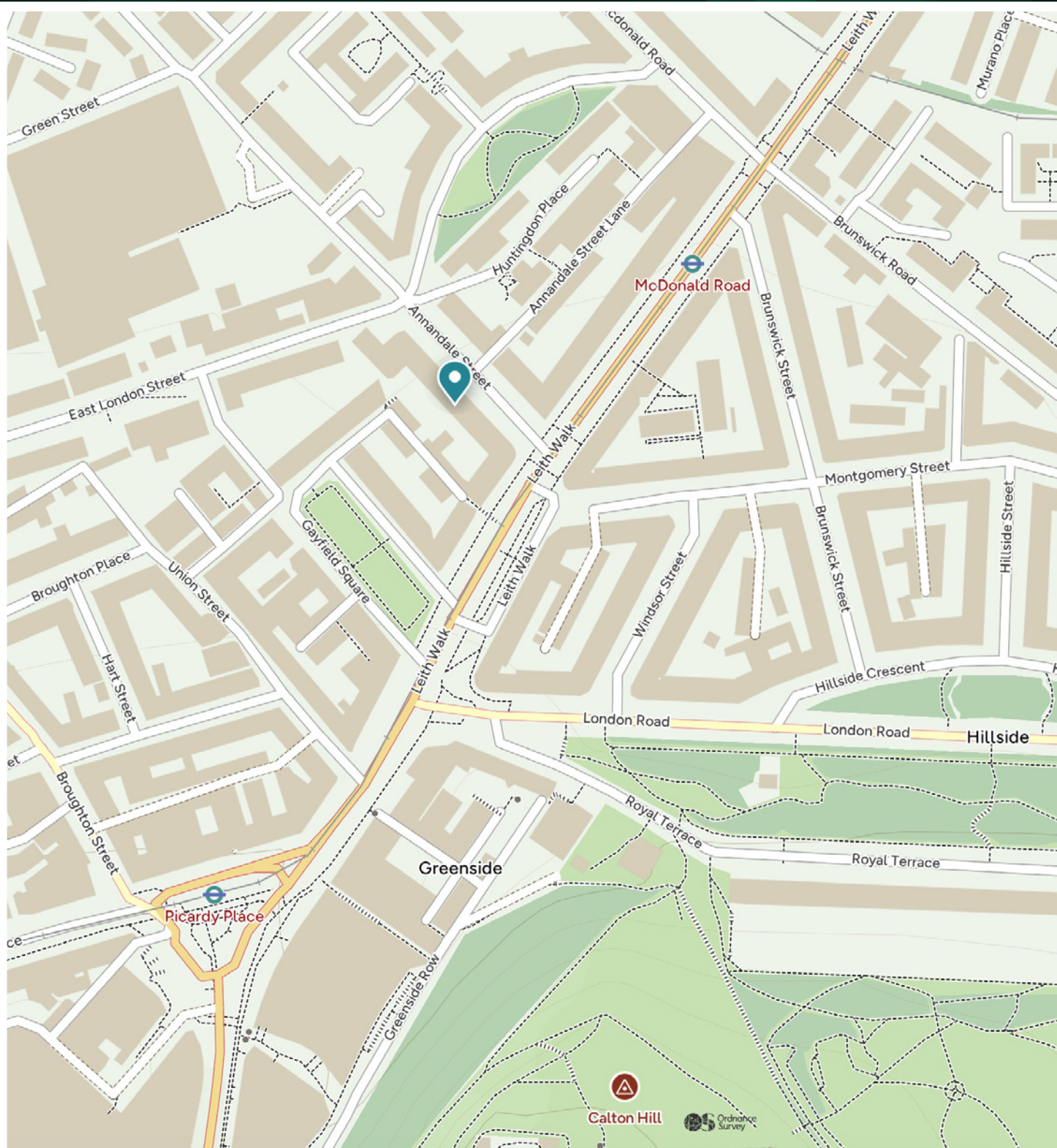




Annandale Street enjoys an enviable position on Edinburgh's city centre fringe, between the elegance of the New Town and the energy of Leith Walk. This exceptional location offers traditional city living, excellent amenities, and superb transport connections. The property is within walking distance of independent cafés, restaurants, bars, boutiques, and everyday conveniences. Leith Walk and Elm Row have undergone significant regeneration, creating an exciting mix of local favourites and new destinations, while Edinburgh's world-renowned attractions, shops, and cultural venues are close at hand.

For outdoor space, Holyrood Park offers scenic walking routes and panoramic views, while the Water of Leith Walkway provides a peaceful escape for walking, running, and cycling. The property benefits from frequent bus services, easy access to surrounding areas, and Edinburgh Waverley railway station within convenient reach for national connections. The tram network offers further links to Edinburgh Airport and the west of the city. The area suits professionals, families, and those seeking a central lifestyle, with highly regarded schools, universities, and major employers nearby. Combining architectural heritage, exceptional convenience, and the best of Edinburgh's city living, Annandale Street is a prime location for enjoying everything the capital has to offer.

The Location



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Part
Exchange
Available



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