

# 26/7 Annandale Street

EDINBURGH, EH7 4AN



*TWO BEDROOM FOURTH FLOOR  
APARTMENT WITH GARAGE*



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Part Exchange Available!

McEwan Fraser Legal is delighted to present this two bedroom fourth floor apartment to the market. Presented in excellent internal order and neutrally decorated, the property enjoys excellent proportions throughout, and boasts elevated views over the city. Further benefits include a garage (5<sup>m</sup>X3.1<sup>m</sup>), lift, secure entry system, gas central heating and double glazing. There is also ample zoned residents' parking in the area. The property would make an ideal first time buy, pied-à-terre, or sound buy-to-let investment. The property is offered to the market chain free.





The internal accommodation is focused toward a dual aspect living room with Juliet balcony and ample floor space for both sofas and dining table. Naturally bright and neutrally decorated, the space on offer will give a new owner plenty of flexibility to create their ideal entertaining space.

A stylish separate kitchen sits adjacent to the living room. The kitchen includes an ample range of base and wall mounted units that afford plenty of prep and storage space. There is also a range of integrated appliances including induction hob, double oven, washer/dryer, dishwasher and fridge freezer.

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# The Kitchen



Both bedrooms are well proportioned doubles with integrated wardrobes and plenty of space for a range of freestanding bedroom furniture. Bedroom one further benefits from an en-suite shower room. Accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece suite with shower over bath.

This is superb apartment, particularly well placed for access to the St James' Quarter and the eastern end of the city centre.

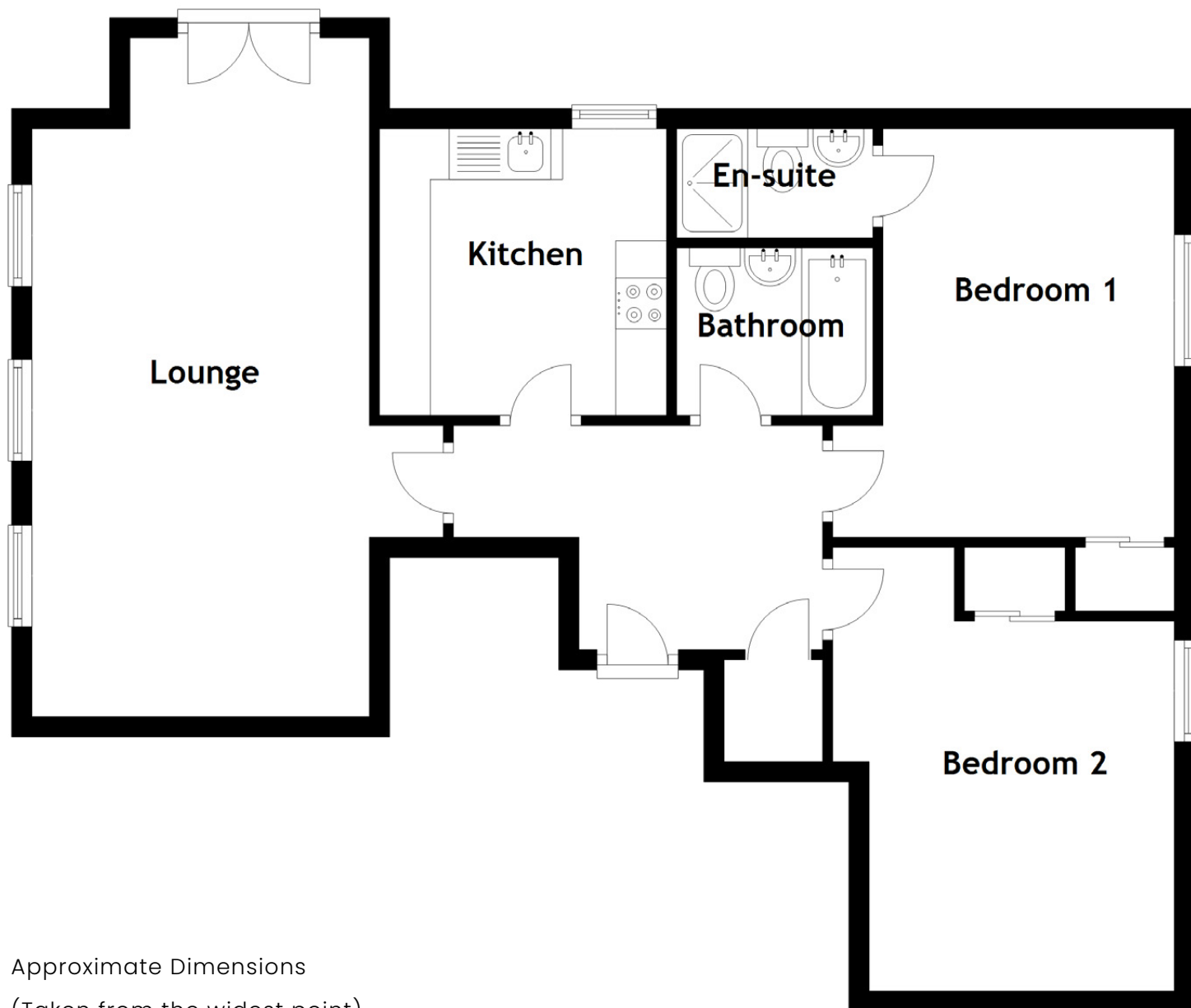




**Bedroom 2**



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Approximate Dimensions  
(Taken from the widest point)

Lounge	6.68m (21'11") x 3.32m (10'11")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>
Kitchen	2.82m (9'3") x 2.82m (9'3")	EPC Rating: B
Bedroom 1	4.02m (13'2") x 3.36m (11')	
Bedroom 2	4.36m (14'4") x 3.36m (11')	
Bathroom	1.93m (6'4") x 1.75m (5'9")	
En-suite	1.93m (6'4") x 1.07m (3'6")	

Extras (Included in the sale): All items of furniture may be available through separate negotiation.



**The Garage**







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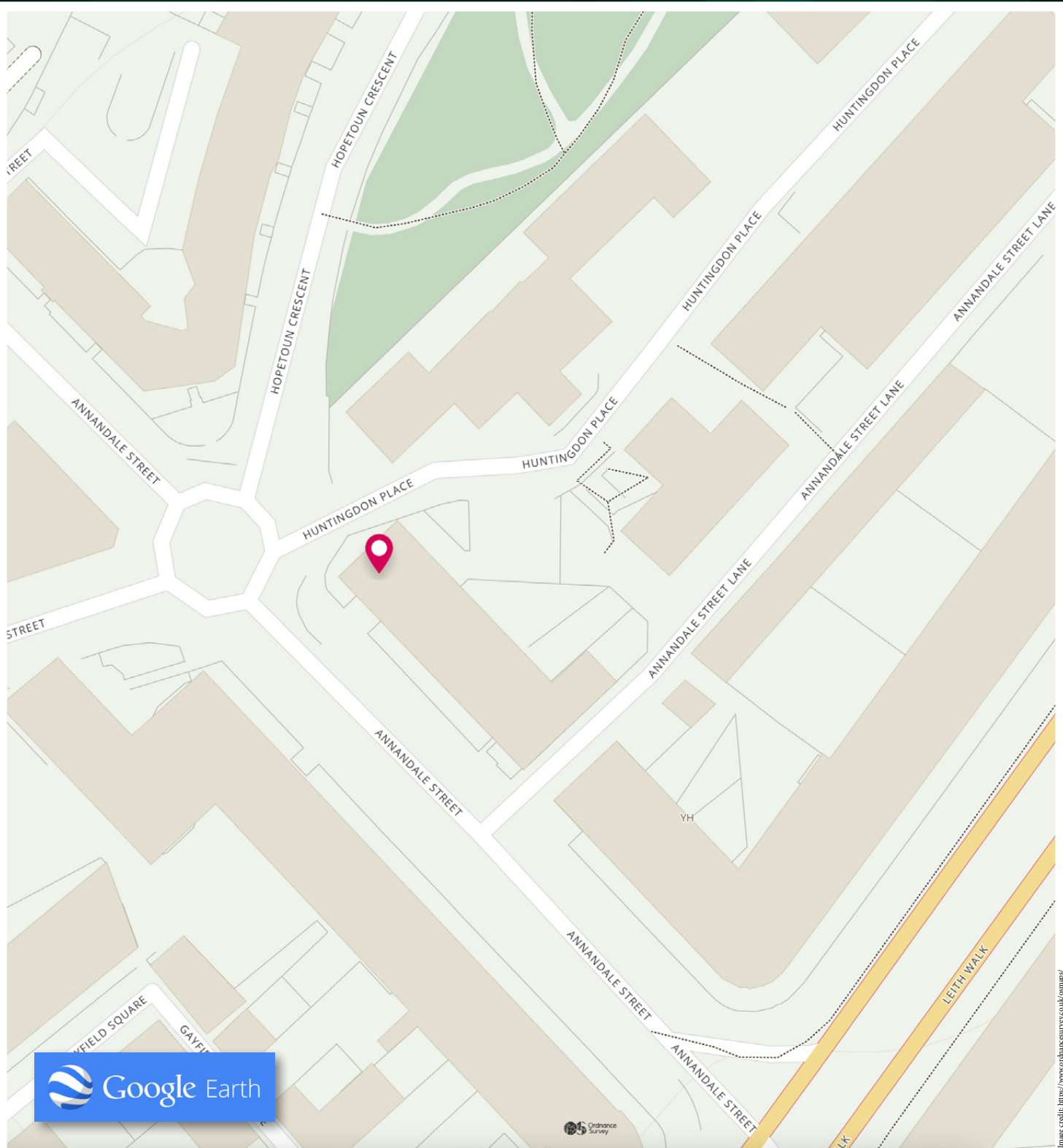
The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. This area forms the very heart of the city and is considered a masterpiece of city planning. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services, as well as excellent bars and restaurants. If you take a short walk from the property you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre. The Omni Centre which houses a fabulous cinema complex sits across from the stunning new St James Quarter with its designer shops, restaurants and cinema, all of which are only minutes walk from the property. With the popularity of the East End of the New Town, it is now seen by many as the 'new West End' with house prices set to boom with the new prestigious commercial, retail and leisure developments at St Andrew's Square.

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## The Location





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Exchange  
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