

54B/12 Annandale Street

BELLEVUE, EDINBURGH, EH7 4AZ



Stylish two-bedroom city apartment with lift access, en-suite, and secure underground parking in sought-after Bellevue location



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom, third-floor flat, forming part of a modern and well-maintained development in the heart of Edinburgh's popular Bellevue district. With the added benefits of lift access and a secure underground car park, this stylish apartment offers an ideal city home for professionals, first-time buyers, or those looking for a prime investment opportunity.

THE LIVING ROOM



The accommodation is bright and spacious throughout and comprises a welcoming entrance hallway with excellent storage, a generous open-plan living and dining area filled with natural light, and a modern fitted kitchen with ample unit space and integrated appliances.

THE KITCHEN



a modern fitted kitchen with ample
unit space and integrated appliances





There are two well-proportioned double bedrooms, both featuring built-in wardrobes, with the principal bedroom enjoying the added luxury of a sleek en-suite shower room. A contemporary main bathroom with a three-piece suite and a shower over the bath completes the accommodation.

THE BATHROOM



BEDROOM 1



enjoying the added luxury of
a sleek en-suite shower room



BEDROOM 2



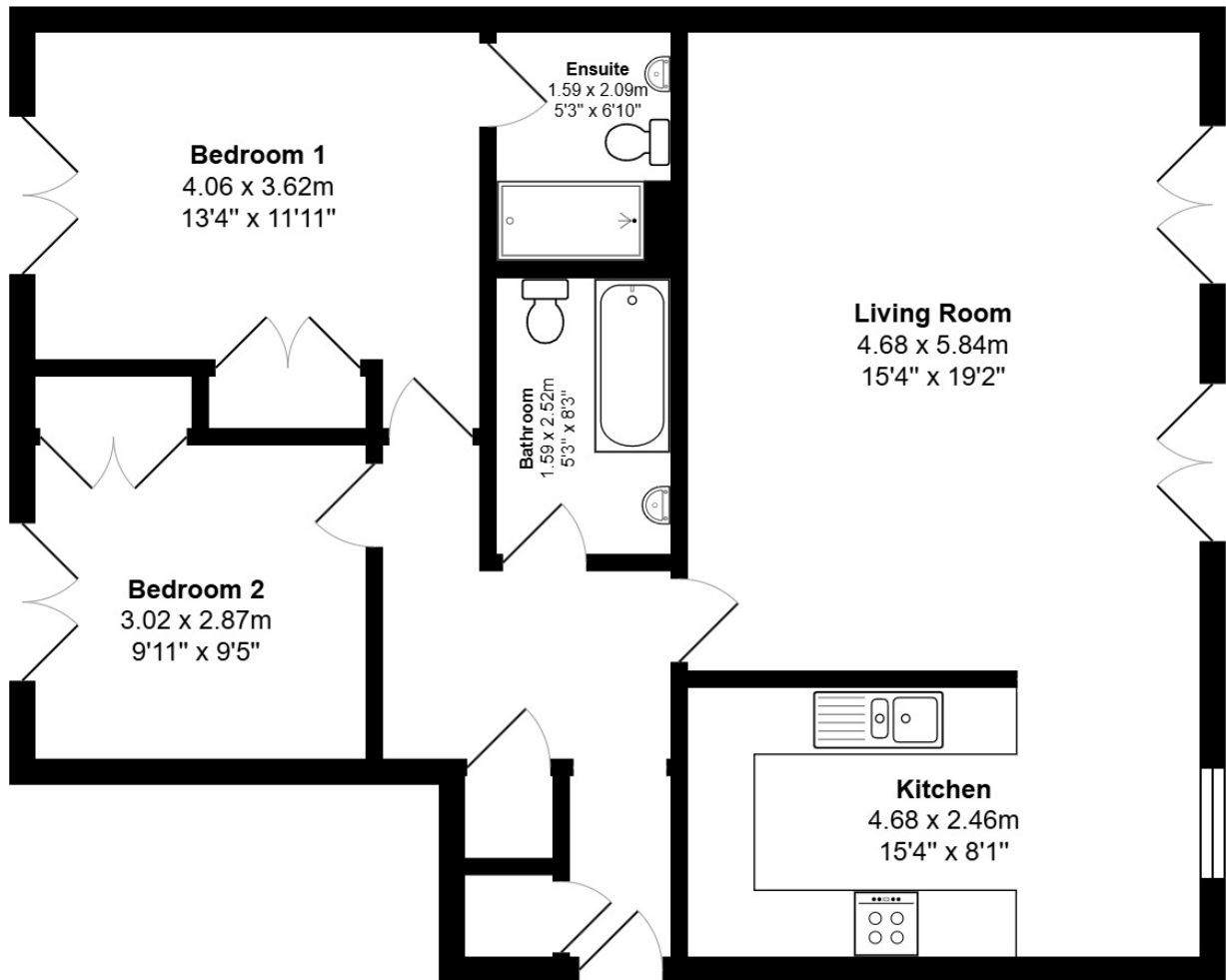
The property also benefits from double glazing, gas central heating, a secure entry system, lift access to all floors, and private parking spaces in the secure underground garage.

Ideally positioned within walking distance of the city centre, Annandale Street offers excellent access to a wide range of shops, restaurants, transport links, and green spaces, including nearby Calton Hill and the Water of Leith walkway. This immaculate flat in a modern, well-connected development is not to be missed; early viewing is highly recommended.

THE VIEW

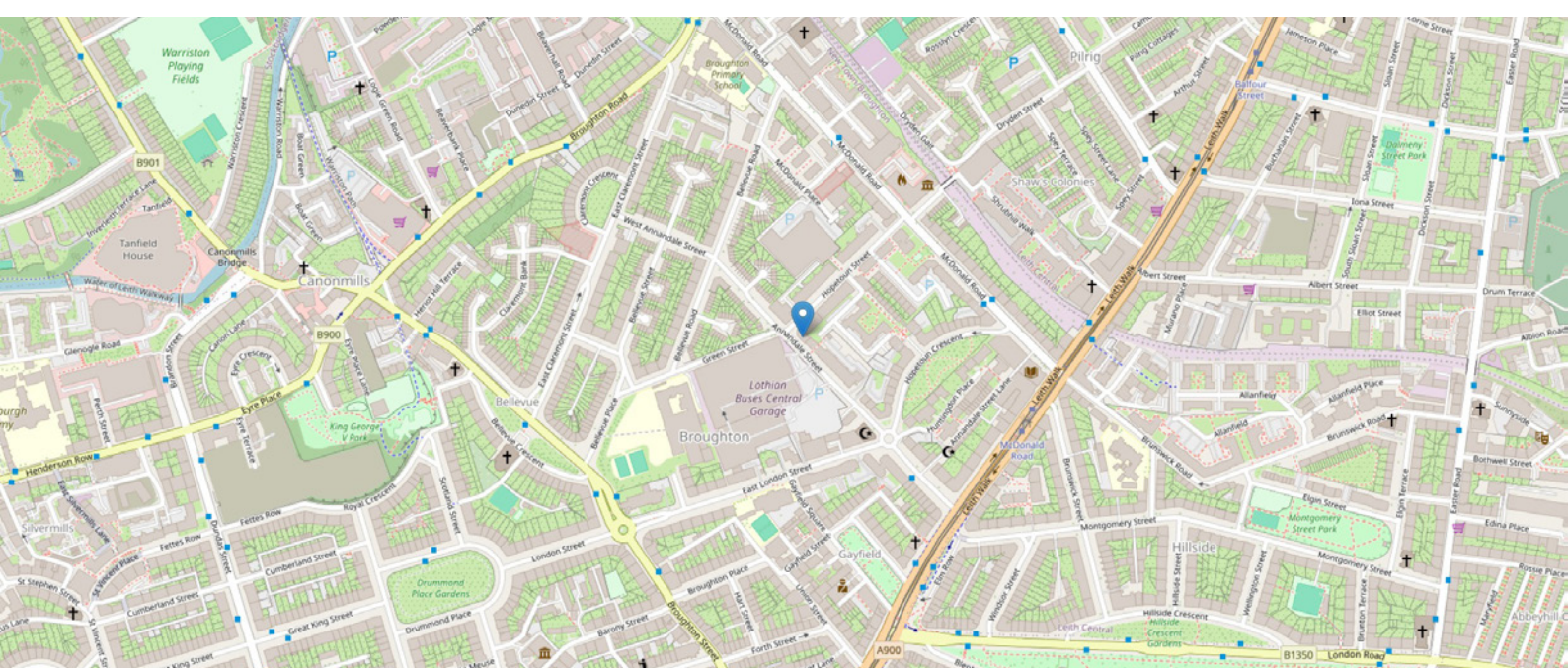


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: B



THE LOCATION

Bellevue is an exclusively residential district on the fringe of the New Town on its north-east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian-style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which is within a 10 minute walk to St James Quarter, and within a 15 minute walking distance of Princes Street and Waverley train station. The property is also in close proximity to the tram stop with direct access to Leith and the airport.





Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street. Either of these locations is well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity.

For those who enjoy open-air recreational facilities, the Royal Botanic Gardens is only a short walk away. Beyond that lies Inverleith Park. At Warriston, the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. Throughout the city centre, but more especially around Lothian Road and the West End, there is a wide variety of formal entertainment facilities. At Lothian Road is the Usher Hall, a variety of theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs.



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