



A superbly presented and centrally located two-bedroom third-floor flat with lift access and off-street parking

 2 Bed  2 Bath  1 Reception

A superbly presented and centrally located two-bedroom third-floor flat with lift access and off-street parking. The property forms part of an attractive and popular modern development and enjoys easy access to the city centre and its many amenities. The building is accessed via a secure entry-phone system into a well-maintained hallway. To the end of the hallway is the lift as well as access to the resident's car park to the rear. Internally the property is in excellent decorative order, with the benefit of gas central heating and double glazing throughout. Off the hallway is a useful utility room (with washing machine), two store cupboards and a modern shower room. Of particular note is the bright, twin-windowed sitting and dining room which is open plan to the kitchen area. The kitchen is well-equipped with a range of white-gloss base and wall-mounted units and containing an electric oven, induction hob, microwave, fridge/freezer and dishwasher. The principal bedroom benefits from a contemporary en-suite as well as built-in wardrobes with the second double bedroom also having built-in wardrobes. Some items of furniture may be available by separate negotiation. The building is factored by James Gibb at an annual fee of approximately £1300 to include the buildings insurance.

Features

- EModern city centre flat
- Beautifully presented
- Bright sitting room, open to kitchen
- Principal bedroom with en-suite bathroom
- Second double bedroom
- Shower room
- Utility room with washing machine
- Lift access and residents parking
- Gas central heating and double glazing
- Factor – James Gibb - £1300 per annum
- EPC Rating B

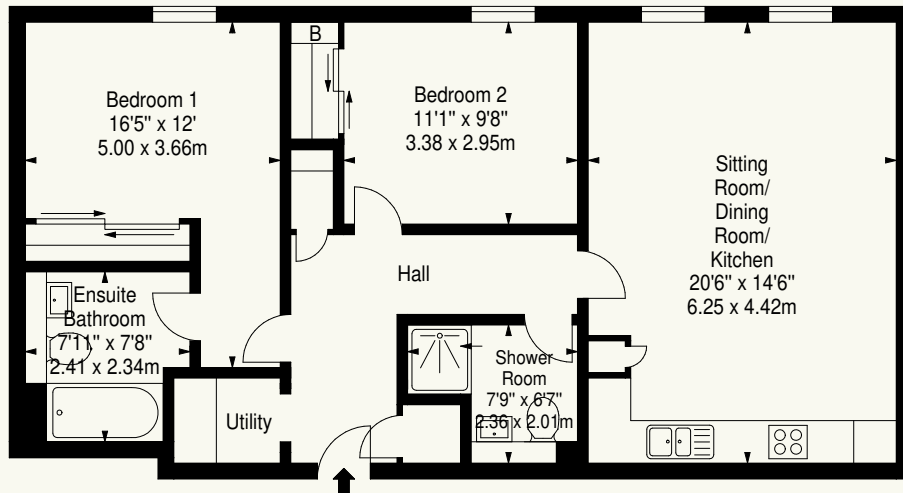
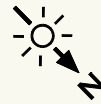
Offers Over £350,000

Annandale Street,
Edinburgh,
Midlothian, EH7 4FA



SquareFoot

Approx. Gross Internal Area
844 Sq Ft - 78.41 Sq M
For identification only. Not to scale.
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Second Floor



Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols, St James Quarter and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's

financial sector and cultural heart. The Castle, galleries, museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The new tram stop at the top of Broughton Street is within easy reach, as is Waverley Rail Station.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.