



Estate Agents and Solicitors

## 40/3 Annandale Street, Bellevue, Edinburgh, EH7 4AZ

Light & Well Presented, One Bedroom, Dual-Aspect Flat

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# Property Description

Light and well presented, one-bedroom, dual-aspect flat, set within a modern, factored apartment block. Set in a residential development in the desirable Bellevue area, just to the north of Edinburgh city centre.

Comprises an entrance hall, living room, dining kitchen, double bedroom and a bathroom.

Highlights include light decor throughout, contemporary lighting, modern flooring, double glazing and electric heating. Further features include excellent integral storage space, good room sizes and a secure entry system.

Externally, there is ample parking within the residents' car park and well-kept communal grounds. This desirable central location benefits from superb local amenities throughout, with excellent public transport available, including easy access to the tram.

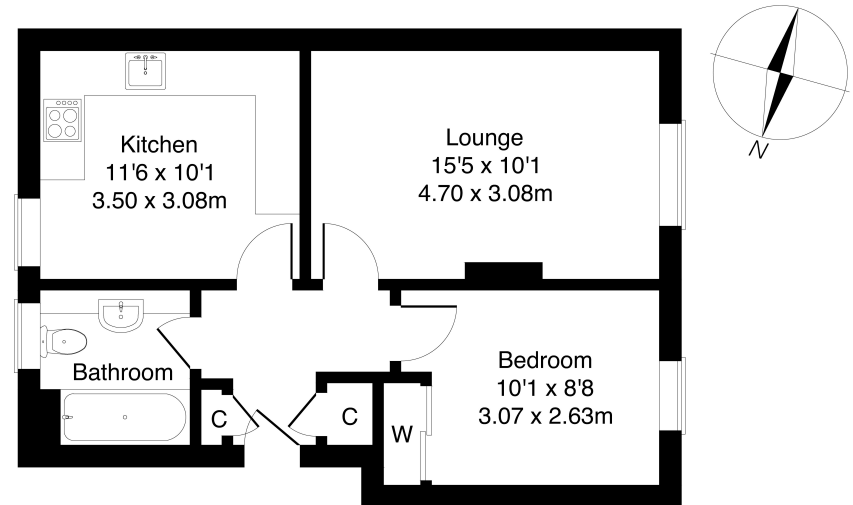
A welcoming entrance hall affords access throughout the property and features two built-in cupboards, providing excellent storage provision. Set to the front, the tastefully finished living room features modern wood effect flooring continuing from the hall, a pendant light fitting and plain coving.

Set to the rear, the kitchen features herringbone-style flooring, spotlights and ample space for dining, whilst fitted units include a sink with drainer, a tiled surround, and an integrated oven and electric hob.

The bright bedroom is set to the front, with light decor, wood effect flooring and a built-in wardrobe with mirror sliding doors; whilst completing the accommodation, the bathroom is fitted with a modern three-piece suite including a mains mixer shower over the bath and tiled splash walls.

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**40/3 Annandale Street, Edinburgh, EH7 4AZ**  
Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Bellevue is a convenient and popular area, within walking distance to Edinburgh's city centre, adjacent to the New Town, the bustling East End and Leith Walk. There is a mix of stone-built tenement properties, family homes, and modern residential developments. A high amenity area, there is an extensive choice of convenience and specialist shopping and supermarkets on Leith Walk, whilst Broughton Street and nearby Stockbridge provide a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars, as well as a Tesco store on

Broughton Road. Outdoor spaces include King George V Park, Inverleith Park and the renowned Royal Botanic Gardens; as well as Calton Hill and Princes Street Gardens further afield. All the attractions of Edinburgh city centre can be reached on foot, whilst frequent bus services are available from Elm Row, Leith Walk and York Place; as well as the new tram line operating between Edinburgh Airport and Newhaven.





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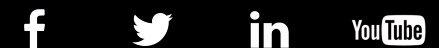
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