



Flat 6, 48 Annandale Street, Bellevue, Edinburgh, EH7 4FA

Three Bedroom, Dual-Aspect, Second Floor Flat

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Property Description

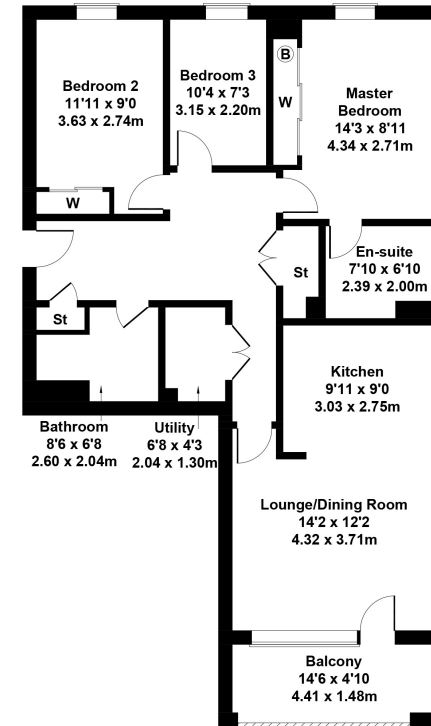
Spacious and immaculate, three-bedroom, dual-aspect flat with a balcony on the second floor of a modern, factored and lift served apartment block. Set in an exclusive residential development in desirable Bellevue, just to the north of Edinburgh city centre. Comprises an; entrance hall, living room/kitchen, master bedroom with en-suite bathroom, a further double bedroom, a single bedroom and a shower room.

Features include timber framed double glazing, gas central heating, excellent integral storage space, quality flooring and decor throughout, and a secure entry system. Externally, there is ample parking within the rear set secure residents car park, well kept garden grounds and further on-street parking to the front.

The entrance hall provides access throughout and offers three storage cupboards including a utility cupboard housing a freestanding washer/dryer. Enjoying a private balcony, the bright and spacious lounge has carpeted flooring, spot lighting, and ample space for living and dining furniture.

Semi-open plan to the living room, the modern kitchen has fitted units with Silestone worktops and a breakfast bar with a solid oak worktop. A full range of Neff integrated appliances include an induction hob, electric oven, microwave oven, fridge/freezer and dishwasher.

The master bedroom is set to the rear and features a built-in wardrobe and a stylish en-suite bathroom fitted with a three-piece suite with a mains mixer shower over the bath. The second bedroom and third bedrooms are also rear-set with carpeted flooring, and a built-in wardrobe for bedroom two, whilst bedroom three offers a flexible space currently used as a study. Completing the accommodation and set internally off the hall, the well-appointed, stylish shower room is fitted with a modern two-piece suite with a mains shower and tiled splashbacks.



Area Description

Bellevue is a convenient and popular area, close 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. All the attractions of Edinburgh city centre can be reached on foot, whilst frequent bus services are available from Leith Walk.





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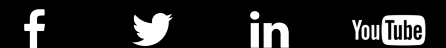
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