



GILSON GRAY

LAW • PROPERTY • FINANCE

54B, 3 ANNANDALE STREET

Bellevue, Edinburgh, EH7 4AZ



Part of a modern development in sought-after Bellevue, this two-bedroom ground-floor apartment is an attractive city centre residence, which enjoys light interior décor and well-proportioned accommodation. The home boasts a highly convenient position in the capital, within walking distance of the city centre and the thriving amenities of Leith Walk. It also features a sociable open-plan living area (with direct access to outside), modern fixtures and fittings (including a quality kitchen, bathroom, and en-suite), and secure residents' parking.

Extras: all fitted floor coverings, light fixtures, and integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

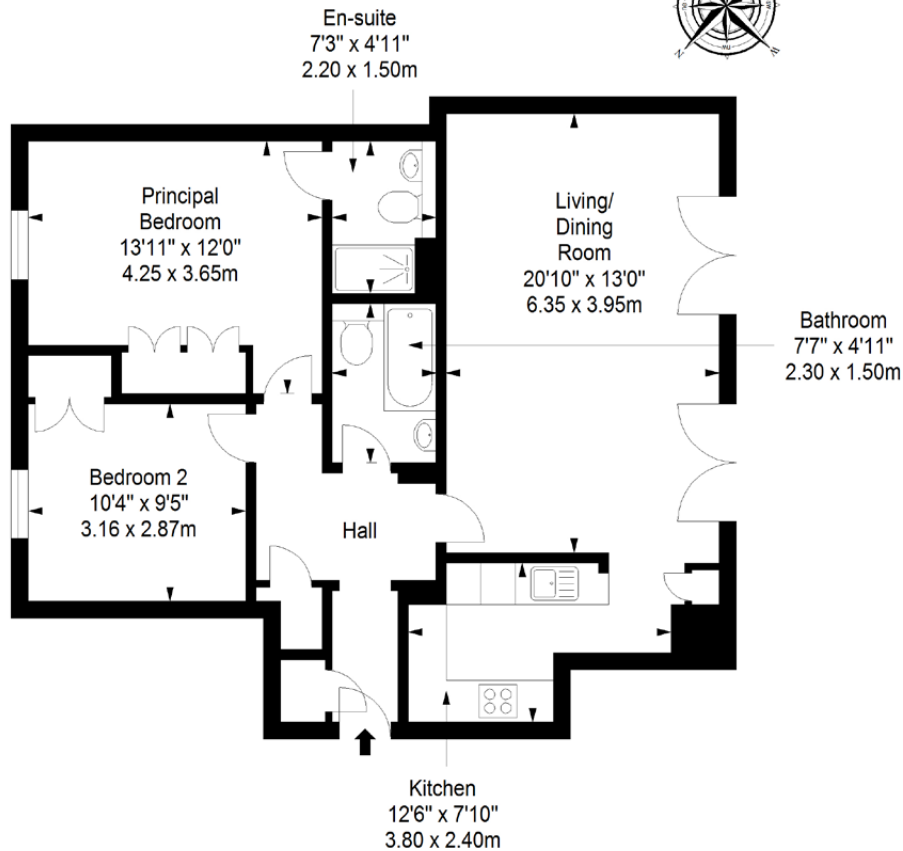
- Modern ground-floor apartment
- Part of a popular development
- Desirable city centre location in Bellevue
- Bright, southwest-facing aspect
- Entrance hall with two cupboards
- Open-plan kitchen/living/dining room
- Chic mix-and-match kitchen design
- Two double bedrooms with wardrobes
- Contemporary en-suite shower room
- Family bathroom with handheld shower
- Well-kept communal garden grounds
- Secure underground parking
- EPC Rating - C
- Council Tax Band - D



“TWO DOUBLE BEDROOMS WITH WARDROBES, CONTEMPORARY EN-SUITE SHOWER ROOM AND A FAMILY BATHROOM”



Ground Floor
Approx. 76.3 sq. metres (821.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop

