

54B, 3 ANNANDALE STREET

Bellevue, Edinburgh, EH7 4AZ







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Part of a modern development in sought-after Bellevue, this twobedroom 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

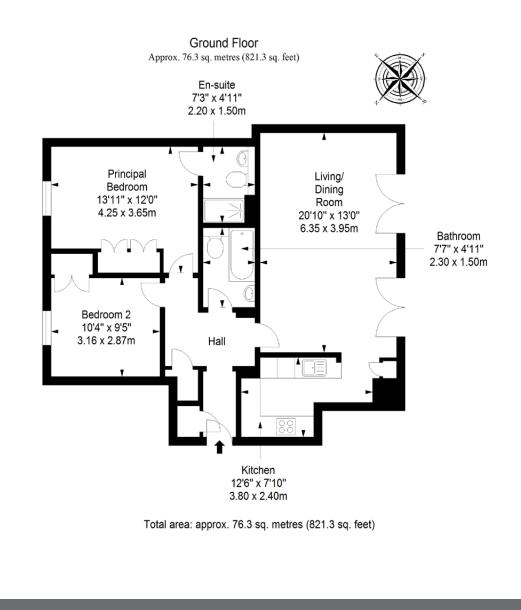
- Modern ground-floor apartment
- Part of a popular development
- Desirable city centre location in Bellevue
- Bright, southwest-facing aspect
- Entrance hall with two cupboards
- Open-plan kitchen/living/dining room
- Chic mix-and-match kitchen design
- Two double bedrooms with wardrobes
- Contemporary 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"









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EAST LOTHIAN

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DUNDEE

11 South Tay Street DD1 1NU 01382 201 000

BORDERS

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