



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**1(1F1) Annandale Street**

Edinburgh EH7 4AW



# 1(1F1) Annandale Street

Set within a handsome A-Listed Georgian tenement in Edinburgh's historic New Town, this impressive four bedroom first floor flat lies a stones throw from city centre, Carlton Hill and Waverley train station. Showcasing the grandeur of Georgian architecture throughout, its near 165 square meters (1800 sq. feet) is characterised by exceptionally spacious proportions, tasteful contemporary enhancements and charming authentic features including ornate cornicing.

Accessed via a secure communal stair, the flats front door opens directly into an impressive dining hall. This remarkable space immediately illustrates the elegance and grandeur on offer, with a footprint of almost 260 square foot. An impressive sitting room, is bathed in light from tall sash and casement windows, which benefit from the original working shutters. Across, the dining hall is a striking contemporary breakfasting kitchen, where there is space for casual dining. Modern gloss cabinets, provide a wealth of storage, along with a full complement of integrated appliances.

## Property Summary

- Prestigious New Town location
- Breath-taking proportions, near 165 sqm (1800 sq.ft) of floor space
- A listed first floor Georgian flat
- Impressive dining hall
- Elegant sitting room
- Contemporary breakfasting kitchen
- Three extensive double bedrooms
- Study/guest bedroom
- Luxurious four-piece bathroom
- Shower room
- Utility room
- Shared garden to rear
- Gas central heating
- EPC Rating - C | Council Tax Band - E















Exceptionally spacious A-listed Georgian flat in Edinburgh's prestigious New Town















The impressive proportions continue, in the bedrooms. There are three voluminous double bedrooms, all similarly sized, allowing for many furniture configurations. A further guest bedroom, is presently used as a study, with a cloakroom area off. The flat offers two bathrooms, one is a shower room and the main bathroom, is generously sized, fitted with a luxurious four-piece suite, including glass quadrant shower enclosure. A versatile utility room lies off one of the bedrooms, which could present as walk-in wardrobe or home office. The property benefits from an efficient gas central heating system.

Outside, the flat has a shed for storage and enjoys a shared garden; located to the rear of the property. There is on-street zoned N1 permit parking available.

Extras: all fitted floor coverings, light fittings and all integrated kitchen appliances included in the sale.





## New Town (East)

The New Town (east), is part of the UNESCO Heritage Site and New Town Conservation Area. Annandale Street lies just east of Princes Street, with it's high end retail shopping of George Street and only a stroll to the new St. James Quarter with John Lewis and excellent cafes, bars and restaurants.

Edinburgh offers extensive entertainment throughout the year, including the Edinburgh International and Fringe Festivals. The Playhouse theatre is a short stroll away, as is Carlton Hill, which offers spectacular views over the Edinburgh skyline. If you head north, you can join the Water of Leith path network, offers relaxing walks.

Waverley train station is a 10 minute walk and the tram network passes by in on adjacent Leith Walk, which link you straight out to the Gyle Business Park and Edinburgh International Airport.



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