



**7/3 Annandale Street**  
Edinburgh, EH7 4AW

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# *"Anndandale Street is a generous four-bedroom second-floor flat set within a beautiful Georgian tenement"*

- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





7/3 Annandale Street, New Town, Edinburgh, EH7 4AW





### LOCATION

Annandale Street lies just east of Princes Street, with its 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

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



### DESCRIPTION

Annandale Street is a generous four-bedroom second-floor flat set within a beautiful Georgian tenement in Edinburgh's historic New Town. Just a short walk from the city centre, Calton Hill, and Waverley train station, this spacious 152-square-meter property is perfect for both owner-occupiers and buy-to-let investors, having been previously ran as a successful HMO. Early viewing is strongly advised. Accessed via a secure communal stair, the accommodation includes: a grand reception hall with a storage cupboard and access to all rooms; bright and spacious living room with ornate cornicing, press cupboards and large single-glazed astragal windows that fill the room with morning sunlight; kitchen-diner with ample storage units; impressive double bedroom 1 matching the proportions of the living room, featuring an ornate ceiling rose, cornicing, press cupboard and rear-facing views; double bedroom 2 with press cupboard; two further double bedrooms (bedrooms 3 and 4); and a bathroom with an electric shower over the bath.

### EPC RATING

The energy efficiency rating for this property is band C.



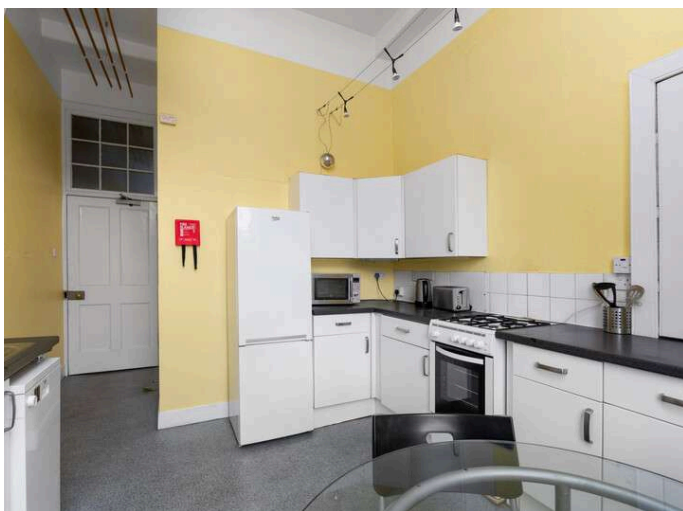


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Floorplan



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