



Deans Properties

Deans Solicitors and Estate Agents LLP



**5 West Annandale Street,
Bellevue , EH7 4JT**



MID TERRACED HOUSE

- Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Floored Attic
- Private Front and Rear Gardens
- Driveway
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



This well-proportioned mid terraced house is in a highly sought-after location in Bellevue in the heart of Edinburgh. The property is within walking distance of a range of convenient local amenities, bars and restaurant on Leith Walk and the St James Quarter offers further high-street retailers and eateries. There are also excellent public transport links by bus, tram and train at nearby Waverley station. The accommodation comprises; spacious living room lying open plan to dining area, separate kitchen, two spacious double bedrooms, bathroom with shower over bath and large floored attic storage. There are neatly maintained gardens to the front and rear with driveway that offers off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are fitted carpets and floor coverings, curtains, cooker, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



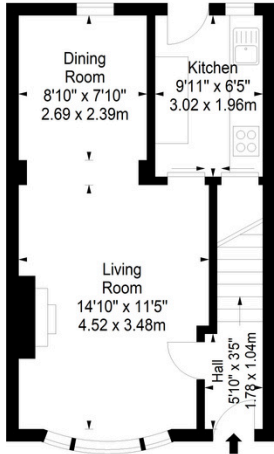
West Annandale Street,
Edinburgh,
Midlothian, EH7 4JT



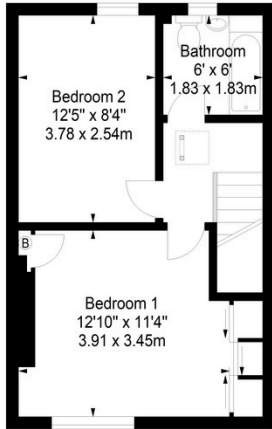
Approx. Gross Internal Area
731 Sq Ft - 67.91 Sq M
Attic

Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M

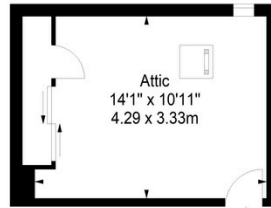
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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