



Bellevue

89 Annandale Street
EH7 4BB



Terraced house

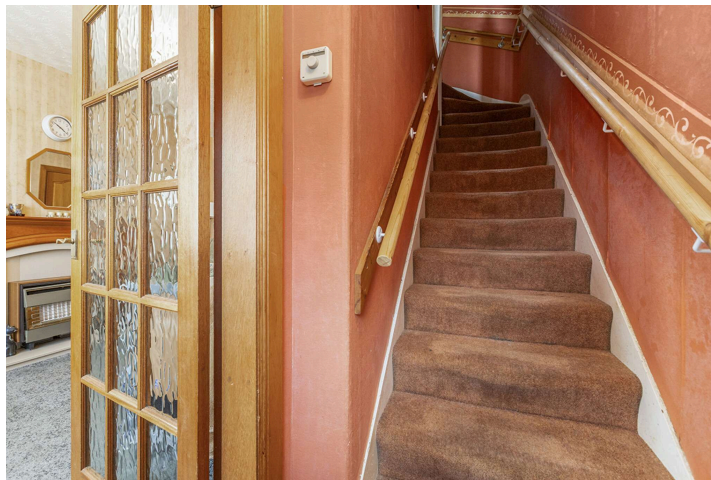
OFFERS OVER £320,000

- Entrance hall
- Livingroom
- Kitchen
- 2 bedrooms
- Bathroom with shower

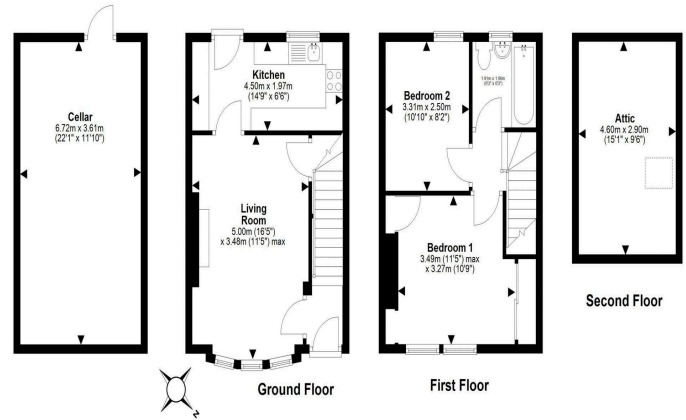
- Driveway
- Private rear garden
- Large cellar/storage
- Gas central heating
- Double glazing
- Close to City Centre
- Floored attic/storage

- Viewing - by appointment please call
Solicitors (0131) 554 6321









Set on a coveted residential street in the heart of Edinburgh, 89 Annandale Street is a rarely available terraced property offering a sound home with long-term potential upgrade potential in one of the city's most connected neighbourhoods.

The property is positioned just moments from Leith Walk and within easy reach of the city centre, St James Quarter, and Waverley Station. Its location is a significant draw for buyers seeking access to award-winning dining, excellent independent retailers, cultural venues, and a vast network of public transport options-including tram services to Edinburgh Airport. Families will appreciate the proximity to four well-regarded primary schools and a community high school.

The house itself opens with an entrance hallway leading to a front-facing living room with a bay window and original fireplace. To the rear, the kitchen offers a functional layout and direct access to a low-maintenance, monoblocked garden-ideal for outdoor dining or future landscaping.

From the garden, steps lead down to a substantial cellar running the full length of the home. With previous use as an office, this space presents significant potential for development, whether as additional living accommodation, a studio, or workspace, subject to the necessary consents.

On the upper level, two bedrooms and a three-piece bathroom are complemented by a floored attic, accessed via a Ramsay ladder. Several neighbouring homes have taken advantage of this roof space for conversions, suggesting similar possibilities for this property.

A private driveway to the front of the home adds further convenience, a rare feature in this location.

Whether you're a buyer looking to live centrally or an investor seeking to unlock hidden value through smart redevelopment, 89 Annandale Street is a versatile opportunity in an exceptional setting.

EXTRAS

The carpets and floor coverings are to be included

OFFERS

Offers Over £320,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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