



Offers Over  
**£385,000**

## 50/1 Annandale Street

Bellevue | Edinburgh | EH7 4FA

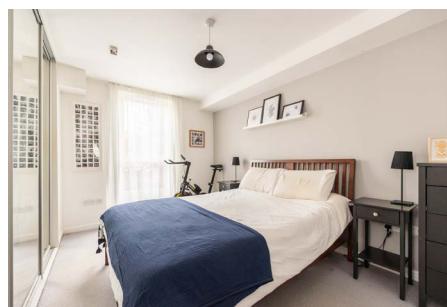
This exceptional ground floor apartment is situated within an exclusive modern development well-placed in the popular Bellevue district, close to the city centre, excellent amenities and commuting links. The generously proportioned accommodation enjoys a sunny aspect, benefiting from resident's parking, gas central heating, and double glazing.

- 3 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Residents Parking
- Balcony
- EPC Rating – B
- Council Tax Band - F



## Description

The accommodation is presented in true move-in condition and in brief comprises; secure entry system, welcoming entrance hallway with useful utility cupboard and good storage facilities, light and airy reception room with direct access to balcony, open plan modern fitted kitchen/dining with integrated appliances, spacious principal bedroom with large mirrored fitted wardrobes and en-suite bathroom with three-piece suite and shower over bath, good sized second double bedroom with fitted wardrobes, third bedroom single and contemporary shower room.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens

The development is surrounded by immaculately kept communal grounds with neat lawn, flower beds, and seating areas. There is secure off street parking, a communal secure bike store, and recycling point. James Gibb is the factor for the development with a monthly fee of approx. £150. This includes maintenance of communal areas, cleaning and building insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

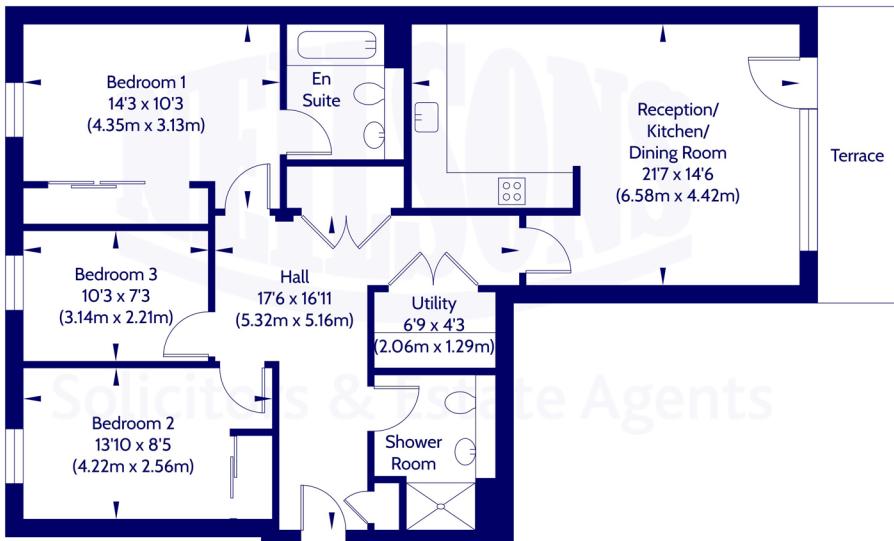
Situated at the foot of Edinburgh's New Town, the sought after district of Bellevue is within walking distance of world-class shopping, leisure, parks and transport links. Vibrant Leith Walk offers a diverse range of restaurants, cafes, coffee houses, independent retailers, supermarkets, a theatre, cinemas, cocktail lounges and traditional pubs, while the bustling city centre is just a minutes' walk away. For those who prefer something more tranquil, Calton Hill yields outstanding views over the capital and nearby St. Mark's Park offers a peaceful and leafy stroll or cycle along the Water of Leith all the way to Stockbridge, the Royal Botanic Gardens and The Shore. While Bellevue enjoys most of the city's amenities right on its doorstep, the area is also very well connected by public transport. In addition to a vast network of buses day and night, Bellevue is within easy reach of the tram network (MacDonald Road and Picardy Place stops) and Waverly Station, providing fast and frequent links to Edinburgh Airport, across Scotland and beyond.





Approx. Gross Internal Floor Area 90 Sq M / 974 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

📞 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

