



23 West Annandale Street

Bellevue, Edinburgh, EH7 4JS



VMH ESTATE AGENTS



Immaculate terraced home in popular Bellevue, with private garden and extensive cellar

- Sitting room with bay window
 - Modern kitchen/dining room
 - 2 double bedrooms
 - Modern bathroom with 3-piece suite
 - Large attic space
 - Fully enclosed rear garden
 - Extensive cellar/utility
 - Monobloc front garden
 - Ample residents' permit parking
 - Gas central heating & double glazing
- Offers Over:

£360,000



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Freehold

Further information can be found in the home report.



About the Property

Excellent terraced house with two bedrooms, conveniently positioned in the popular district of Bellevue, offering bright and spacious accommodation well maintained throughout and presented in walk-in condition.

The property benefits from a spacious sitting room with bay window, a modern kitchen with a dining area and direct garden access. Both bedrooms are spacious double rooms, there is a modern bathroom and access to a large attic for additional storage.

Externally the private front garden is well-maintained, there is a sunny rear garden and a large cellar area.

Extras

To include all fitted flooring, blinds, integrated double oven - electric hob, extractor hood and slimline dishwasher.





📍 Location

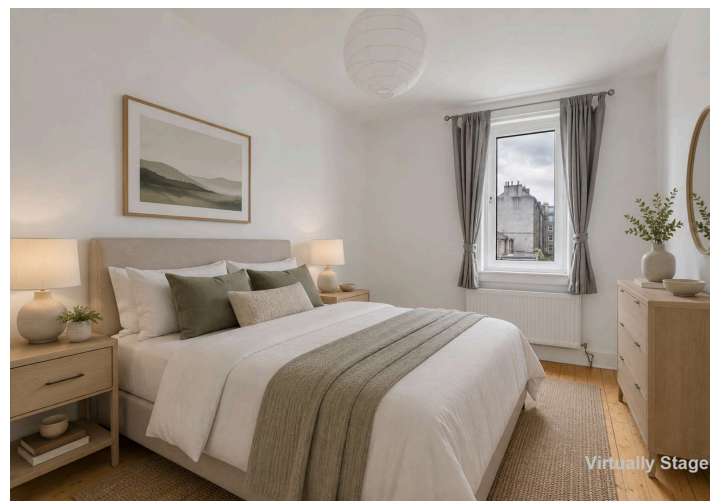
Bellevue is located only a short walk from the commercial heart of Edinburgh's Princes Street and George Street.

This location offers all the convenience of city centre living combined with the benefit of good local amenities and transport links. There is an array of high-quality restaurants, bars and shops within easy reach especially on Broughton Street.

There are ample shopping facilities close by at St James Quarter and leisure facilities at the Omni Centre include a multi-screen cinema, Nuffield Health Fitness & Wellbeing Gym and numerous restaurants.

There are excellent transport links with bus services to the city centre, the tram terminus at York Place, and Waverley rail station and St Andrew Square bus station within easy walking distance.

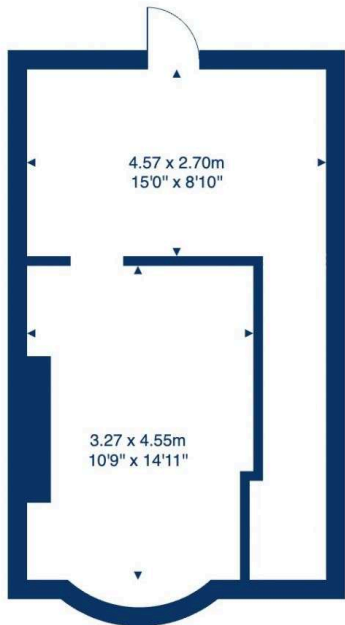
The delightful open green spaces of the Royal Botanic Gardens, Warriston Playing Fields, Inverleith Park and the impressive Water of Leith walkway and cycle path, are also within close proximity.





Floor Plan

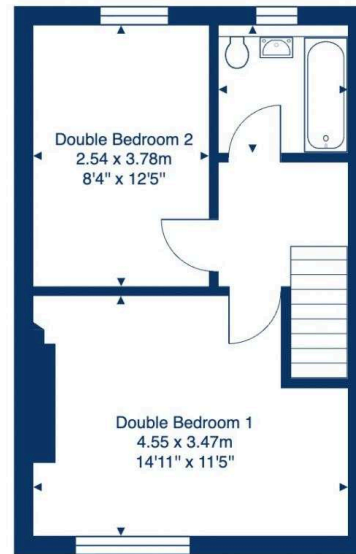
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Basement Level (Height Restricted)



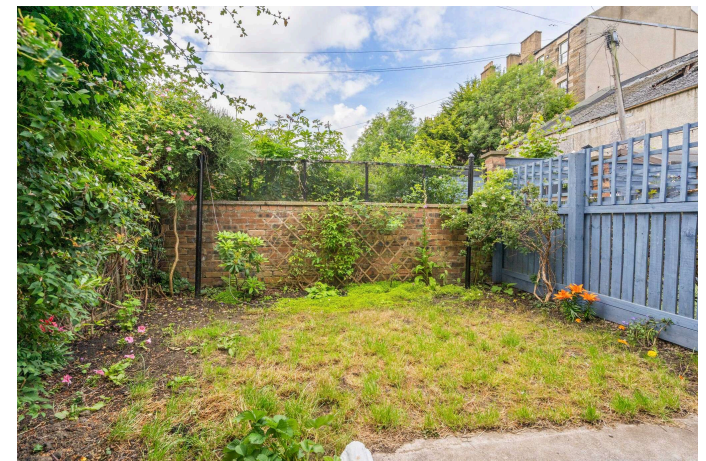
Ground Floor



First Floor

Total Area: 67.6 m² ... 728 ft²

All measurements are approximate and for display purposes only.





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