



Solicitors & Estate Agents



Offers Over

£310,000

26/10 Annandale Street

Bellevue | Edinburgh | EH7 4AN

A fantastic opportunity has arisen to purchase this impressive, well presented sixth/top floor flat 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 private garage, gas central heating, and double glazing.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift Access
-  Garage
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation is presented in true walk-in condition and briefly comprises a secure entry system, with both lift and stair access to all floors. A spacious hallway offers a large storage cupboard and access to a communal loft. The bright and airy reception room features an electric fireplace, while the well-proportioned fitted kitchen includes a breakfast bar and appliances. The generously sized principal bedroom benefits from mirrored fitted wardrobes and an en-suite shower room with an electric shower. A second good-sized double bedroom also includes mirrored fitted wardrobes. The property is further complemented by a bathroom fitted with a three-piece suite. Additional features include gas central heating and double glazing throughout.



Extras

All fitted floor coverings, blinds, curtains and light fixtures will be included in the sale together with the gas hob, oven, fridge, integrated washer/dryer and microwave. The stools in the kitchen, futon, desk and shelves in the second bedroom will also be included in the sale.

Gardens, Garage & Factor

Well-maintained communal garden grounds are located to the rear of the development, providing an attractive outdoor space for residents. The property also benefits from a private garage to the rear, offering valuable off-street parking. The development is managed by James Gibb, with a monthly service charge of approximately £115. This fee includes buildings insurance, lift maintenance, smoke evacuation system maintenance, and the upkeep and cleaning of communal areas and grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





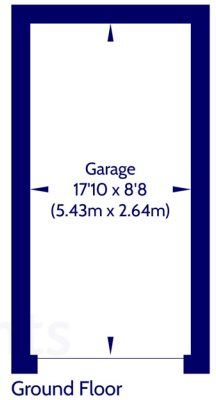
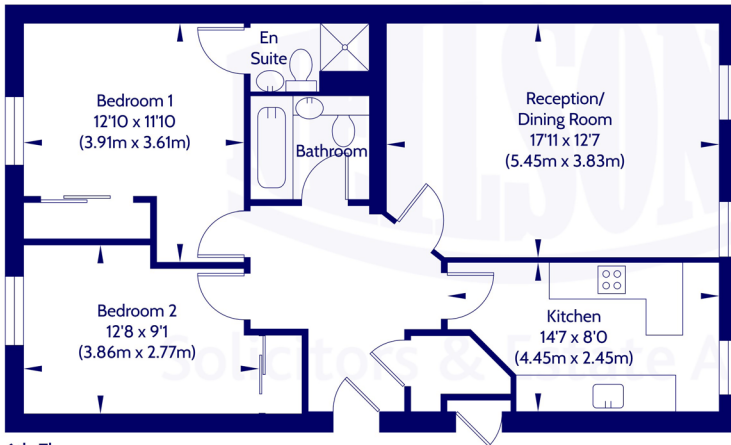
Location

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. In addition, there are many other pleasant parks within walking distance. 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 73 Sq M / 782 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

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

