

# Edinburgh

54A/1 ANNANDALE STREET • EH7 4AZ

Attractive and beautifully proportioned duplex apartment on the ground and first floors of this modern building with communal garden to the rear.



**WILSON  
WARD**

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## DESCRIPTION

Beautifully proportioned duplex apartment in a prime location in Edinburgh's New Town. The accommodation comprises a central entrance hall with large storage cupboard, under stairs cupboard and a WC compartment. There is a lovely large lounge with windows and French doors leading to a mutual walled garden to the rear of the property forming part of the overall landscaped grounds. The property has a well-appointed modern fitted kitchen with ample base and wall units, complementary work surfaces and tiled splash back and a stainless steel one and a half bowl sink with mixer tap. The hob, oven and extractor hood are included in the sale together with the integral fridge freezer, dish washer and washer dryer. There is space for a dining table and chairs and French doors to a small patio area to the front. Upstairs the landing has a large airing cupboard and there is a spacious master bedroom with generous fitted wardrobes and access to a lovely ensuite shower room with large shower cubicle. The property has two further double bedrooms, one with fitted wardrobes, and to complete the accommodation is a lovely modern shower room with a large walk-in shower cubicle. The property benefits from gas central heating and double glazing and there are 2 under ground car parks within a gated basement, accessed from the rear and with pedestrian access from the communal stair. Early viewing is highly recommended to appreciate the accommodation on offer which will be of interest to a variety of potential purchasers.

The property is factored by Trinity Factoring Services Ltd and their fees are £1,000 p.a.

The property was run as a holiday let generating in excess of £20,000 per annum.

## LOCATION

The property is situated in Edinburgh's New Town within walking distance of an abundance of excellent amenities including cafés, bistros, bars and restaurants, museums, theatres, galleries and cinemas with the Playhouse Theatre and the Omni Centre only a few minutes' walk away. Shopping is superb with everything from small specialist shops to prestigious department stores including John Lewis, Harvey Nichols and House of Fraser/Jenners and there are a variety of small supermarkets within walking distance with large supermarkets just a short distance away. Edinburgh has a good public transport service operating throughout the city with the new tram terminus less than 1km away. The next section of the tram network will go down Leith Walk meaning it would only be 200 meters from the property. St Andrew Square bus station and Waverley Train Station are also within walking distance. Princes St Gardens, Holyrood Park, Arthurs Seat and Calton Hill are all within easy reach. Schooling is available nearby at all levels.

## EXTRAS

The carpets and flooring, blinds and light fittings are included in the sale together with the hob, oven, extractor hood, washer dryer, dish washer and fridge freezer. Sofa, 3 double beds, TV and book stand, can be purchased under separate negotiation.

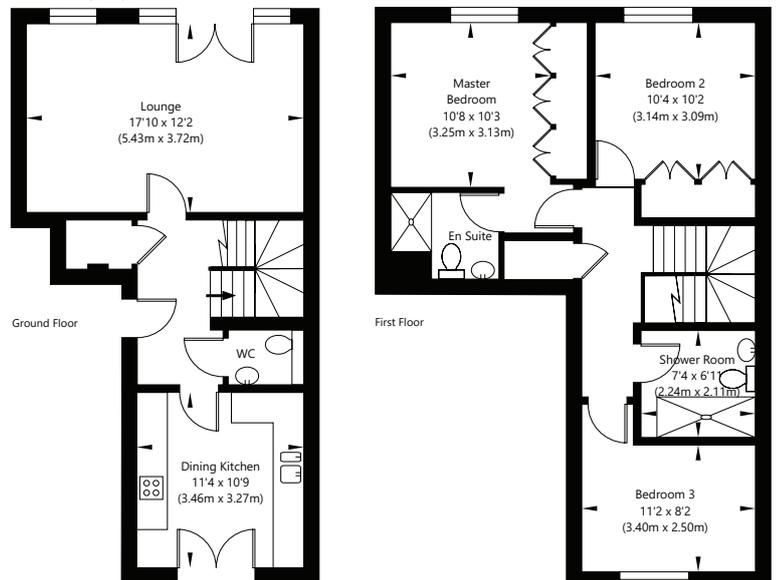
## COUNCIL TAX

Band F

## VIEWING

Sunday 2-4pm or by appointment telephone 0333 0118050 or email [wilsonward@pfviewings.co.uk](mailto:wilsonward@pfviewings.co.uk)

Approx. Gross Internal Area  
99.99 Sq M / 1077 Sq Ft.  
Not to scale. For identification only.  
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.