

75 Annandale Street,  
Edinburgh  
EH7 4BB

cameron stephen  
solicitors & estate agents



## accommodation

- Entrance hall / stair
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Floored attic
- Basement utility room
- Basement study area

## features

- Some New flooring
- New windows (except attic)
- New kitchen
- New bathroom
- Freshly decorated
- Sunny, private enclosed garden
- Driveway to front
- Move in condition

## description

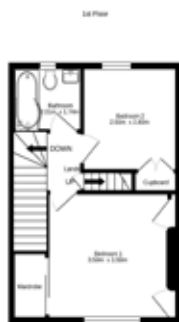
Beautifully presented, newly refurbished mid terraced villa just a short walk from the City Centre. The accommodation comprises entrance hall / stair, sitting room / dining room with feature fireplace and under stair storage cupboard, newly fitted kitchen, master bedroom with fitted wardrobes, second double bedroom with storage and newly fitted bathroom with white suite and shower over the bath. A sunny, fully enclosed garden is located immediately to the rear and there is a driveway to the front. The property benefits from a useful floored attic, a large basement, divided into a useful utility area and a study, gas central heating and double glazing. Overall, this is a superb home, offered for sale in move in condition.

## further information

EPC Band: C  
 Home Report Value £320,000  
 Items to be included: Curtains, blinds, light fittings (excl sitting room), fridge, oven, hob, extractor hood, fridge, dishwasher and washing machine.

## asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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espc

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