



ALLANFIELD EDINBURGH | OFFERS IN EXCESS OF £238,000
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ALLANFIELD

EDINBURGH

£238,000

CLOSING DATE FOR OFFERS ON WEDNESDAY 22nd OCTOBER 2025 - 12 noon

Nestled in the vibrant area of Allanfield, Edinburgh, this delightful property offers a perfect blend of modern living and urban convenience. Spanning an impressive 688 square feet, the residence features two well-appointed bedrooms and a spacious reception room, ideal for both relaxation and entertaining. The bathroom is designed with contemporary fixtures, ensuring comfort and style.

The interior boasts fresh and bright decor, creating an inviting atmosphere that is sure to impress. The secure building provides peace of mind with both front and rear entrances, making access easy and safe. Additionally, the property comes with two parking permits, a valuable asset in this bustling city.

One of the standout features of this home is the outstanding views it offers, allowing you to enjoy the beauty of Edinburgh from the comfort of your own space. Living here

Description

Nestled within an exclusive development of just twelve apartments, this prestigious Allanfield property offers a rare blend of privacy and community. Positioned on the second floor, it is easily accessed via a well-maintained stairwell, ensuring both convenience and comfort.

Every detail of this remarkable apartment reflects a commitment to quality and sophistication. From premium fixtures to high-spec fittings, the interiors have been thoughtfully curated to deliver an elevated standard of living that combines style with functionality.

Enhanced security features: The property benefits from a secure environment, featuring double-lock mechanisms on all external doors and controlled access at each entrance - providing residents with peace of mind and a strong sense of safety.

Location

Prime Urban Location: Situated within close proximity to the city centre, this property offers seamless connectivity via nearby railway stations, tram lines and major road networks - ideal for commuters and city explorers alike.

Convenient Parking: Includes parking permits with allocated space for two vehicles, ensuring hassle-free access and peace of mind.

Professionally Maintained Gardens: The landscaped communal gardens are meticulously maintained under a factors fee, providing a serene and well-kept outdoor environment year round

Key Features

- Outskirts of City Centre Apartment
- Beautifully Proportioned
- Security Entry
- Generous Lounge with interesting outlook
- Superb Fitted Kitchen
- Dining space in the lounge
- Stylish Family Bathroom with Shower over bath
- Master Bedroom tastefully decorated with mirrored wardrobes
- 1 Further Double Bedroom

Extras

All fitted floor coverings and built-in kitchen appliances are included in the sale. Energy costs typically £85 per month.

Private Parking

Two permits available for allocated car parking spaces.

Interested in viewing this home?

Viewing by appointment, please call your Estate Agent, Lynda Wilson, to see this very well presented ready to move into home today. Contact: 07809330678.

Free mortgage advice

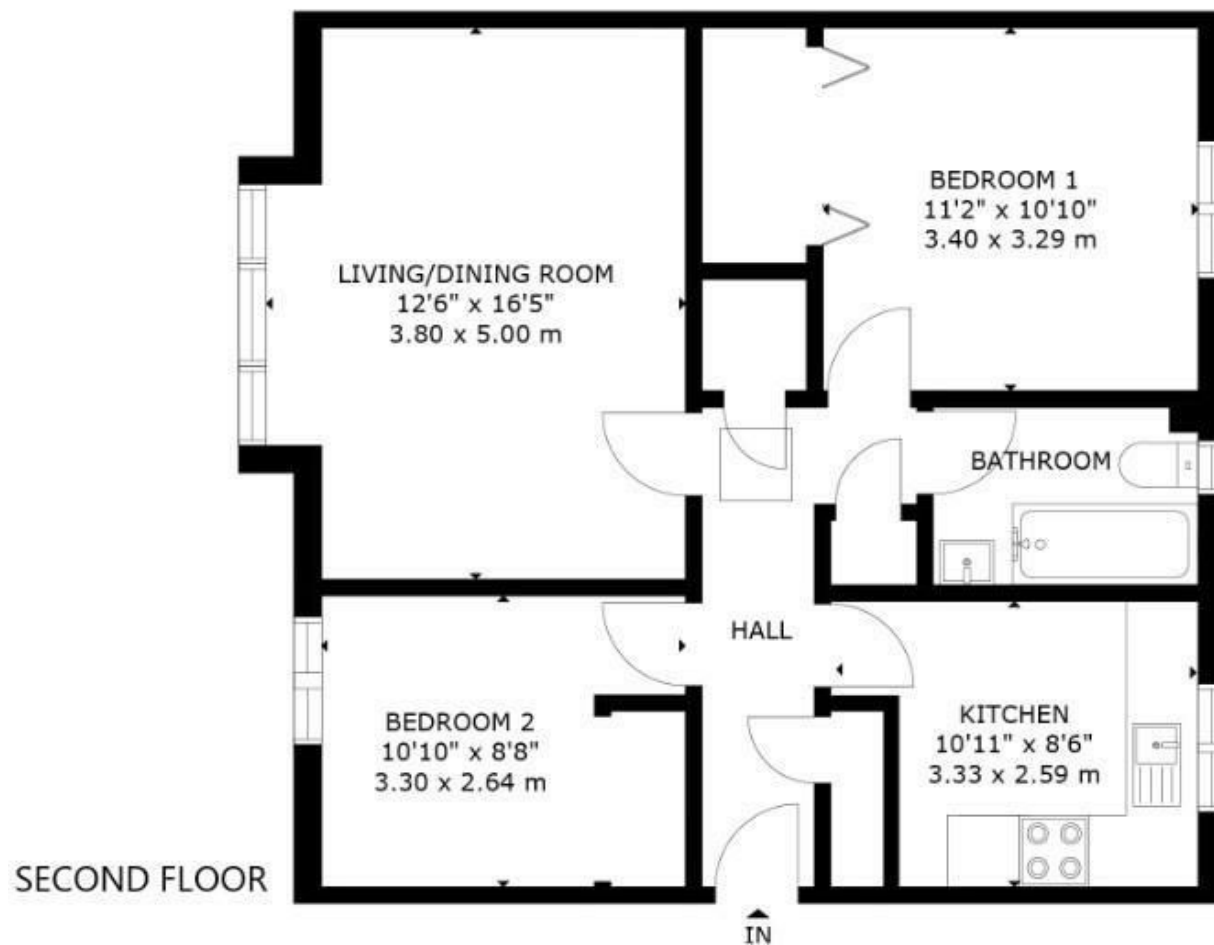
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™** on 07809 330678



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