







## Welcome

Welcome to 16/6 Allanfield, Edinburgh, a beautifully presented, one bedroom, first floor flat, forming part of a modern well-maintained development, conveniently located in the Brunswick area, just north of Edinburgh city centre. The property has a secure entry system, two residents parking permits, and well-maintained communal garden grounds. The property is ideally located close to an abundance of amenities and transport links including the tram network. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage facilities
- Bright and spacious open plan living room and kitchen equipped with a range of modern handle less wall and base units, worktops and splash backs, touch control electric hob, oven, extractor, integrated washing machine and free-standing fridge freezer
- Large double bedroom with built in wardrobe storage and rear facing window
- Bathroom comprising WC, wash hand basin with vanity storage, bath with shower over and shower screen
- Double glazing and electric heating system
- Two permits provided for residents parking
- Ready to go as buy to let with all necessary certificate and alarms/detectors in place



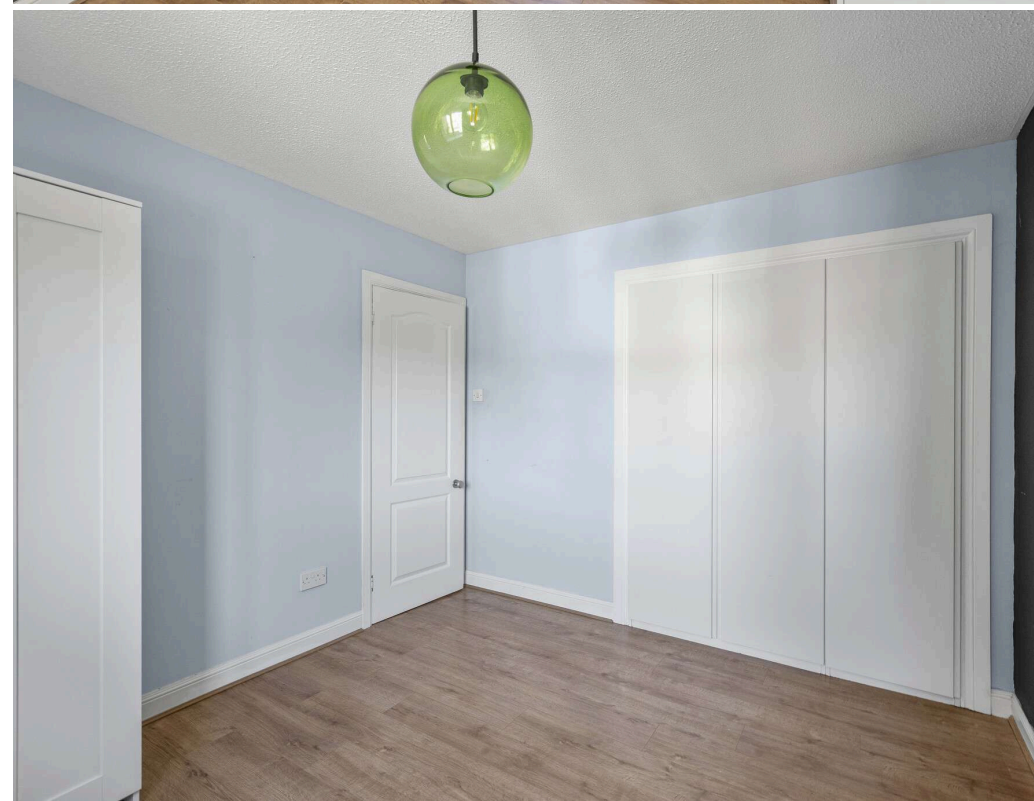




Conveniently situated in the vibrant East End of Edinburgh, next to Leith, desirable Brunswick is an ideal base from which to live and work in the capital. There is an abundance of local convenience shopping whilst Princes Street is within easy walking distance. Nearby Ocean Terminal Shopping Centre and the St James' Quarter offer a fantastic selection of retailers and trendy eateries. Brunswick is surrounded with stylish cafés and brasseries, whilst lively Leith Walk offers an eclectic mix of artisan bars and restaurants. Those stretching their legs have easy access to Arthur's Seat, Holyrood Park, and Carlton Hill, whilst a gym, swimming pool and fitness classes are available at Nuffield Health Fitness & Wellbeing Gym. Brunswick is well connected, with regular bus links to other parts of the city and the tram stop situated nearby and for those travelling by car, the city bypass is within easy reach. Edinburgh International Airport is about 9 miles away.

## Extras

The integrated kitchen appliances, the fridge freezer, curtains, blinds and fitted floor coverings are included. The development is factored by James Gibb with an approximate annual fee of £840 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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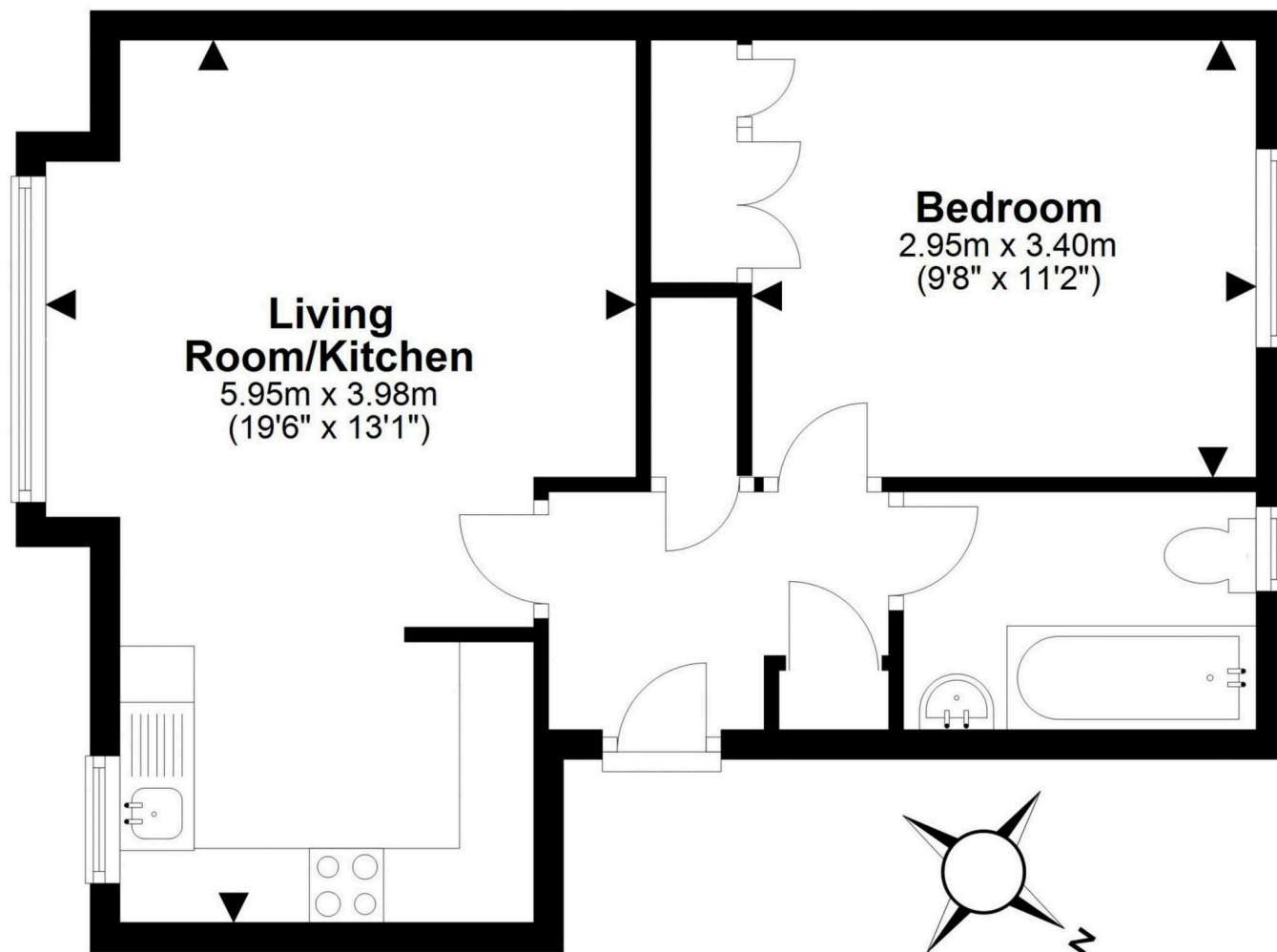
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.

For details of the internal floor area, please refer to the Home Report.