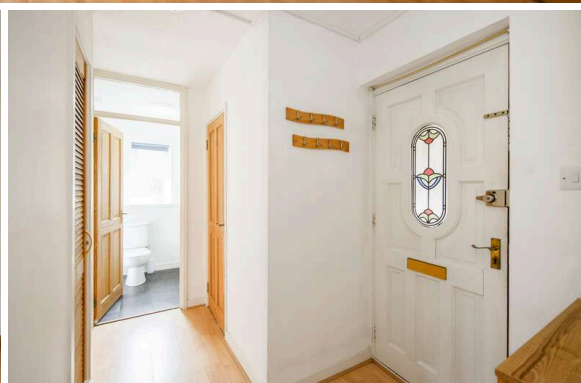




20/3 Allanfield  
BRUNSWICK | EDINBURGH | EH7 5YQ

  
**warners**  
solicitors & estate agents

136



## 20/3 Allanfield

BRUNSWICK | EDINBURGH | EH7 5YQ

Light and spacious ground floor apartment forming part of a highly regarded Cala Homes' development, quietly positioned in a prime location only a short journey from great amenities and the City Centre attractions. This fantastic properties comprises; entrance hallway with storage and security entry phone giving access to all rooms, generous sized kitchen/dining/family room with modern fitted kitchen and space for appliances, good sized double bedroom, and a shower room completes the accommodation. The property benefits from timber framed double glazing and electric heating and externally, residents' permit parking, on street bay parking and will appeal to both private and investor clients.

- Bright and spacious ground floor apartment
- Entrance hallway with storage
- Open plan living/dining/kitchen
- Double bedroom
- Shower room
- Timber framed double glazing
- Electric heating
- Residents' permit parking and on street bay parking
- Security entry phone system
- Attractively landscaped communal areas

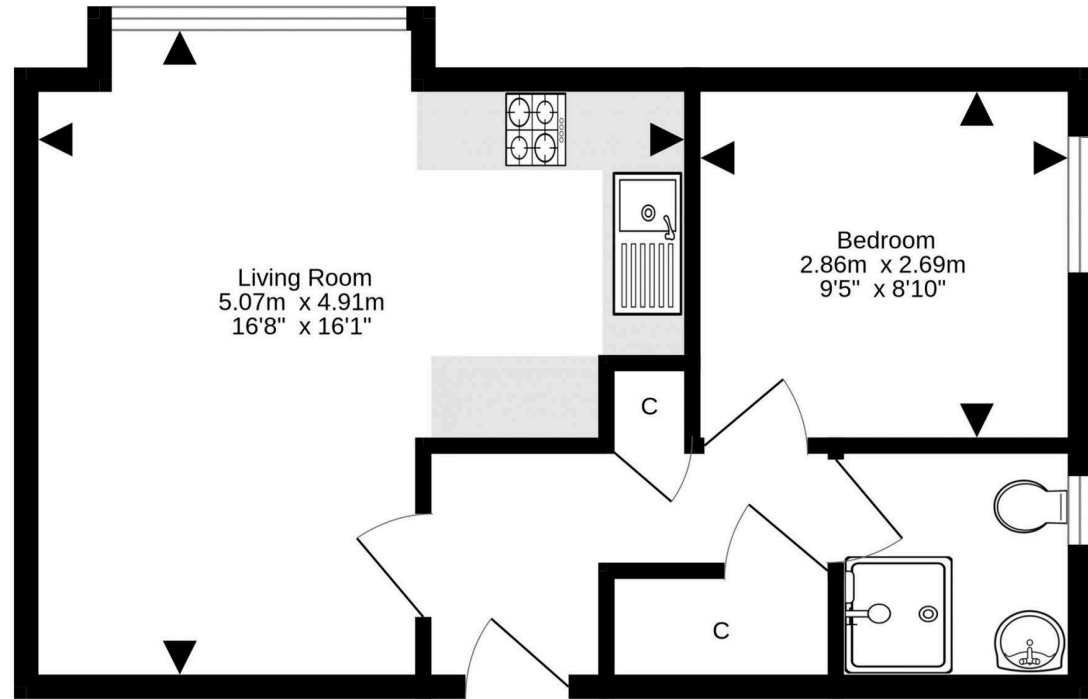
Extras: Under counter fridge, under counter freezer, slim dishwasher will be included. No warranty will be given for any appliances . EPC rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular Brunswick area of Edinburgh lies to the east of the city centre. There is a superb range of local shopping outlets on hand, whilst Princes Street, Multrees Walk, George Street and the newly refurbished St James Quarter offer a range of high end luxury brands. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and Virgin Active Health Club, can all be reached on foot. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Princes Street Gardens, Calton Hill and Arthurs's Seat/Holyrood Park. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



Shower Room  
1.84m x 1.74m  
6'0" x 5'9"