



8/4 Allanfield
BRUNSWICK | EDINBURGH | EH7 5YH



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Set in a quiet tree lined cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and recently refurbished first floor apartment. Boasting a new kitchen and bathroom this spacious property comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright lounge with picture window, feature fireplace and generous dining space, a new sleek and stylish kitchen with attractive units, two well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by an exquisite new shower room.

- Quiet cul-de-sac
- Close to the St James's Quarter and Leith Walk
- Easy reach of tram stop and quick bus links
- welcoming hallway with storage
- Bright lounge with picture window
- New and stylish kitchen
- Two double bedrooms with built in wardrobes
- Luxury new shower room

Included in the sale will be the fixtures, fittings and kitchen appliances.

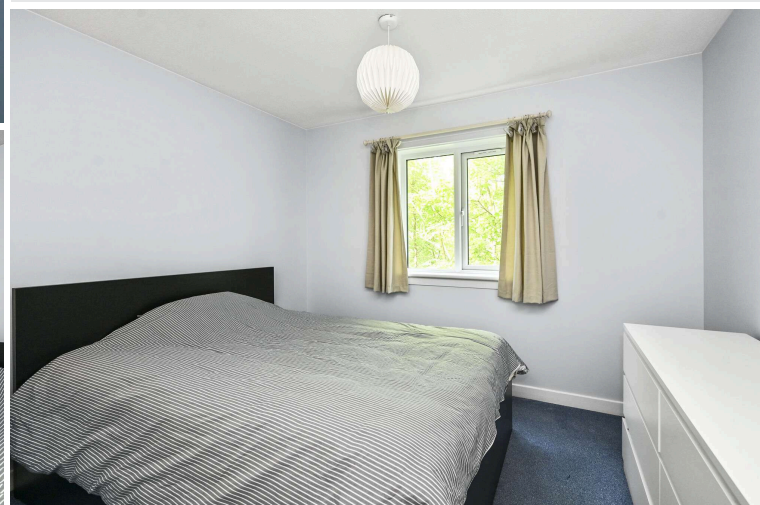
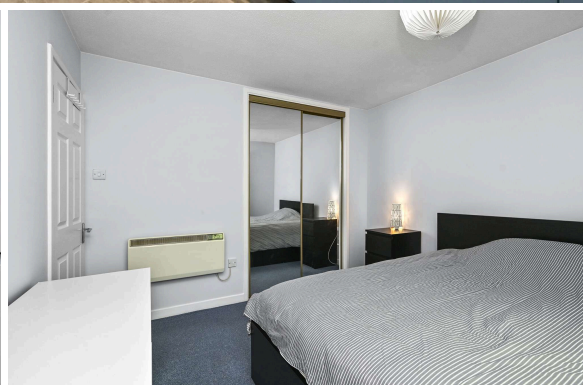
Energy Rating C. Council Tax Band D.

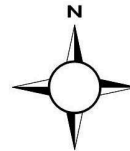
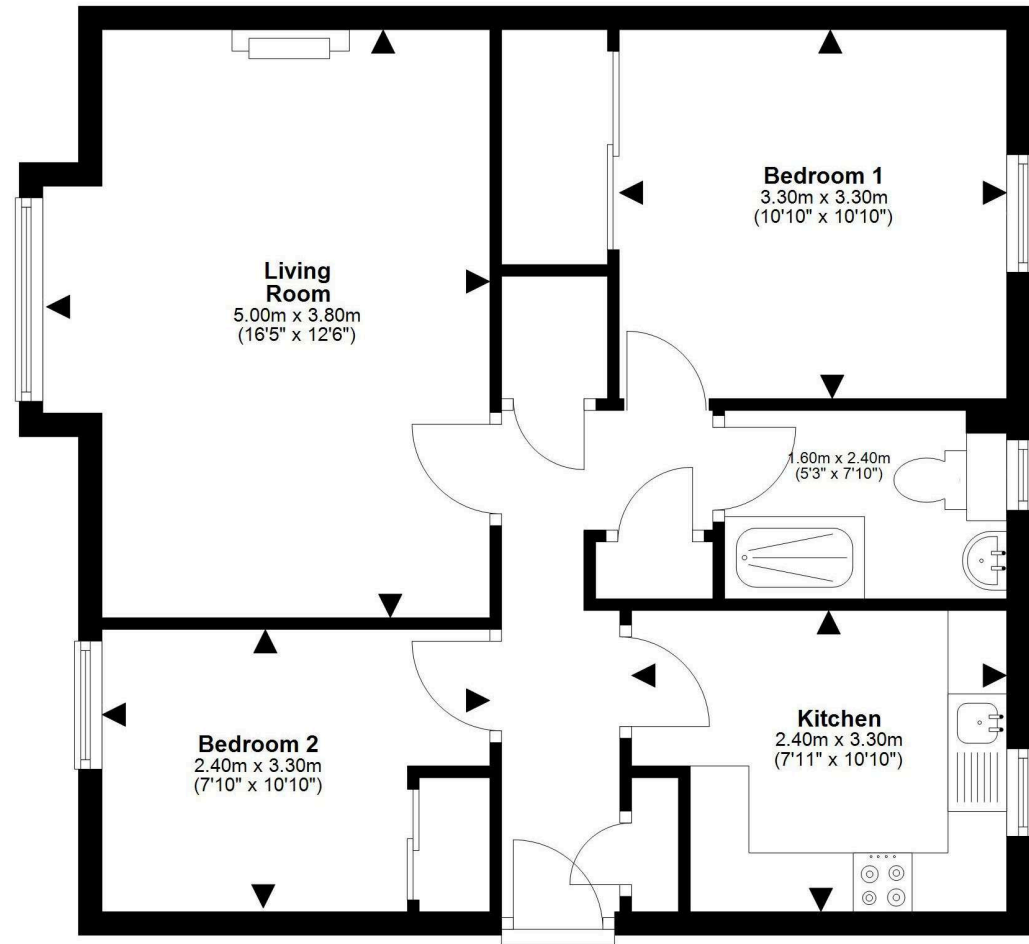
Factor fee £62 per month.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.





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.