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Offers Over
£185,000

1/8 Allanfield

Brunswick | Edinburgh | EH7 5YG

Stunning one-bedroom top floor flat forming part of an established development just a short walk from Leith Walk and Edinburgh city centre. Boasting spectacular views towards the iconic Calton Hill and finished to an exceptional standard throughout, the property is perfectly suited to first-time buyers, professionals, and young couples.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal gardens
-  Residents permit parking
-  EPC Band - C
-  Council Tax Band – B



Description

Refurbished to a superb standard by the current owner, the accommodation begins with a welcoming entrance hallway benefitting from handy in-built storage provisions. The South facing lounge is bright and airy, has stunning views towards Calton Hill and features a stylish panelled feature wall, creating a lovely space to relax and unwind. Flowing seamlessly from the lounge is the contemporary kitchen, fitted with a range of integrated white goods and finished with partial splashback tiling for easy upkeep alongside mood-setting kickboard lighting. The bedroom is a good-sized double room with integrated double wardrobe storage and ample space for additional freestanding furniture; with this being West facing it benefits from evening light and also shares views towards Calton Hill. Completing the accommodation is a smart bathroom suite fitted with an electric shower over bath, heated towel rail, and sleek full wall panelling.

Further benefits include electric heating and hot water, double glazing, and secure entry system. The attic space above the flat is accessible from the internal hallway.

Factor fees are approximately £75 per month.



Gardens & Parking

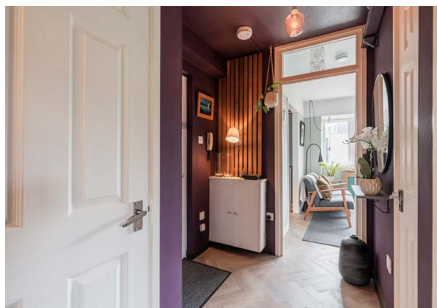
Residents can enjoy beautifully maintained communal grounds in relatively quiet surrounds, while the property further benefits from two permit parking spaces within the residents' off-street car park.

Extras

Selected fixtures and fittings, including; integrated induction hob, washer/dryer, oven, fridge-freezer, blinds and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





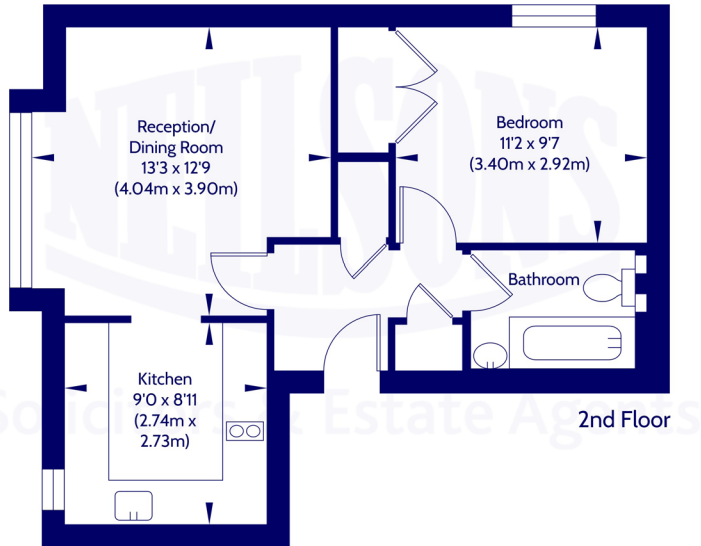
Location

Allanfield forms part of the cosmopolitan Brunswick district of Edinburgh which enjoys a fantastic central location less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity and both Princes and George Street are within comfortable walking distance. Frequent bus and tram services provide links to many parts of the City including Edinburgh airport with a tram stop less than a 5 minute walk away and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym and an excellent choice of restaurants. The St James Quarter is easily accessible offering a range of high end designer shops, restaurants and bars.





Approx. Gross Internal Floor Area 43 Sq M / 464 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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