



# Leith

2/10 Allanfield  
EH7 5YG



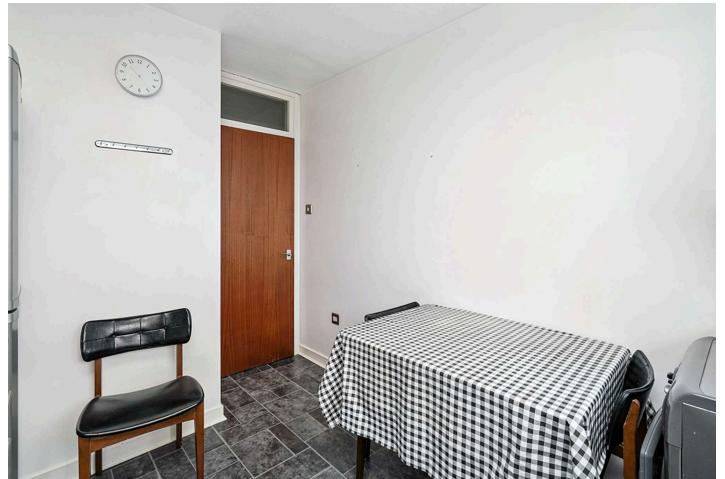
## Top Floor Flat - Buzzer 10

OFFERS OVER £215,000

- Entrance hall
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
  
- Views of Arthur's Seat and Calton Hill
- Residents parking (2 permits issued per flat)
- Ideal first-time purchase or buy-to-let opportunity
- Communal grounds
- Secure entry phone system
- Electric heating
- Double glazing

Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321









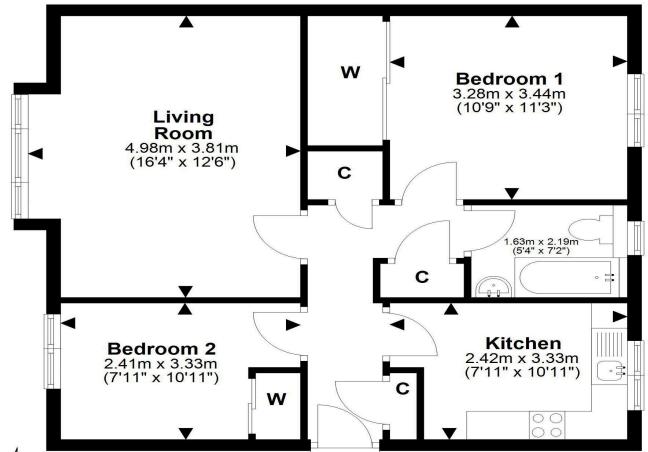
This 2 bedroomed top floor flat is situated within the popular central location of Brunswick and offers easy access to the City Centre. Local shops for everyday needs are available along with a choice of supermarkets. A good choice of public transport is available to the City Centre and surrounding areas including the tram line to Edinburgh International Airport. The area is also well served with a selection of restaurants, bars and bistros along with The Playhouse Theatre and Omni Centre with a multi-screen cinema, gym and further restaurants.

Accessed via a secure communal stairwell, the property opens to an entrance hall with 3 handy storage cupboards, entry phone, and gives access to the rest of the flat. The living is of a generous size, looks onto the communal gardens and enjoys excellent views of both Arthur's Seat and Calton Hill. The kitchen is fitted with base and wall units, integrated oven with electric hob, dishwasher, freestanding fridge freezer and a washing machine. The flat enjoys a double bedroom with large built in mirrored wardrobes. There is an additional bedroom which also has a built-in wardrobe.

Completing the accommodation is the bathroom with WC, wash hand basin and bath with an overhead electric shower.



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.



Additional benefits include electric heating, double glazing, well maintained communal grounds and residents parking within the development (2 permits per flat).

**Factor - James Gibb- Approx £250 per quarter**

### EXTRAS

To include the aforementioned white goods, blinds/curtains, blinds and light fittings. (no warranties to be given).

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**