



Flat 1, 5 Allanfield Place, Edinburgh, EH7 5AJ

Tastefully Presented, Two-Bedroom, South-Facing, Ground-Floor Flat

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Property Description

Tastefully presented, two-bedroom, south-facing ground-floor flat, forming part of a maintained modern development. With a quiet cul-de-sac setting, located in the Brunswick area, just north of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, an en-suite, and a bathroom.

Features include a modern kitchen with appliances, fitted bathrooms, multiple TV points, and well-proportioned rooms. In addition, there is gas central heating, double glazing, and good storage, including integrated bedroom wardrobes.

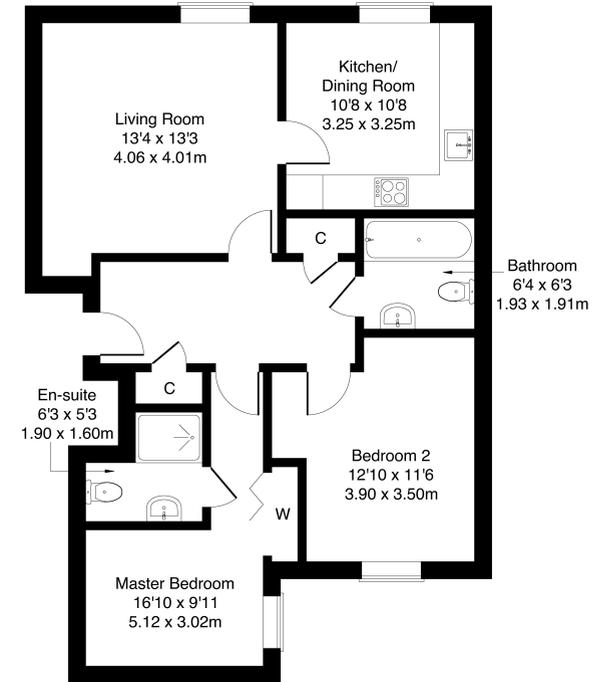
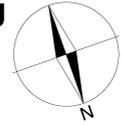
In addition, there are maintained grounds, a concierge, a secured entry system, and ample unallocated residents' parking.

The welcoming entrance hallway provides access to all rooms within the property and includes a convenient built-in storage cupboard. The bright and well-proportioned living room features carpeted flooring, a central light fitting and a large window that fills the space with natural light, creating a comfortable setting for both relaxing and entertaining. There is also ample space for a range of lounge furnishings. Accessed from the living room, the modern fitted kitchen/dining room is finished with wood-effect flooring, stone-effect worktops and a tiled splashback. It also benefits from a central light fitting, a sink with a drainer and space for dining. Integrated appliances include an oven and a gas hob with a canopy extractor above.

The master bedroom is generously sized and offers carpeted flooring, a central light fitting and a built-in wardrobe with bi-fold doors, providing excellent storage. It also benefits from access to a convenient en-suite. The second bedroom is also well-proportioned, featuring carpeted flooring and a central light fitting, making it ideal as a guest room, home office or additional bedroom. Completing the property, the three-piece fitted bathroom is located off the hallway, next to a built-in storage cupboard, and features tiled-effect flooring, a central light fitting and a tiled splashback surround.

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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Brunswick is a vibrant and high-amenity district, ideally positioned between Leith Walk and Easter Road, just a short distance from Edinburgh's city centre. The area offers an excellent range of local shopping, supermarkets, and a cosmopolitan mix of cafés, bars, restaurants, cinemas, and theatres, all contributing to a lively and well-connected urban lifestyle. The nearby St James Quarter adds to the appeal with a vast selection of retail, dining, and leisure options, while the iconic attractions of the Old and New Towns are easily reached on foot. Outdoor enthusiasts can enjoy the

open green spaces of Holyrood Park, Calton Hill, and Arthur's Seat, while the Ocean Terminal and the Shore offer further leisure, shopping, and waterfront dining experiences. Brunswick benefits from superb public transport links, with frequent bus services on Easter Road, Leith Walk, and London Road, as well as access to the extended tram line running through to Newhaven. A wide choice of well-regarded state and independent schools is also available in the surrounding area, making it a popular choice for families and professionals alike.





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