



## 15/13 Allanfield Place, Edinburgh, EH7 5AL

Light & Beautifully Presented, One-Bedroom, Dual-Aspect, Third-Floor Flat with Balcony

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# Property Description

Light and beautifully presented, one-bedroom, dual-aspect third-floor flat with a private balcony and residents' parking. Located in a modern residential development, set in a quiet cul-de-sac, in Edinburgh's popular Brunswick area, within walking distance to the city centre.

Comprises an entrance hallway, an open-plan living room/kitchen, a double bedroom, and a bathroom.

Tastefully finished, with light neutral decor; highlights include superb storage, including two built-in cupboards in the hall, a fitted kitchen with appliances, and a contemporary bathroom suite. Further features include double glazing, modern electric heating and a secure entry system.

This modern development includes an underground residents' car park, with further on-street parking bays, well-maintained communal grounds including a shared green, and an estate communal gym. Surrounded by excellent local amenities, quick and frequent public transport links, and vast open greens, this property would make an ideal first-time buyer or buy-to-let investment.

A welcoming hall affords access throughout the property, including two convenient built-in storage cupboards. Positioned to the front of the property, the spacious open-plan living, dining, and kitchen area enjoys a south-facing aspect, flooding natural light into the lounge area and features solid hardwood and fresh, neutral décor throughout. A patio door opens onto a private balcony – a wonderful space for relaxing or entertaining. To the rear of the room, a good-sized kitchen is fitted with modern units and worktops, a tiled surround, a sink with a drainer, an integrated electric hob and oven, and a freestanding fridge/freezer and washing machine.

A well-proportioned double bedroom continues the stylish finish with matching solid hardwood and neutral tones, offering ample space for additional freestanding furniture. Completing the accommodation, the bathroom is fitted with a contemporary three-piece suite including an electric shower over the bath and a ladder-style radiator.

This stylish and low-maintenance apartment offers bright, contemporary living, perfect for first-time buyers or investors alike.

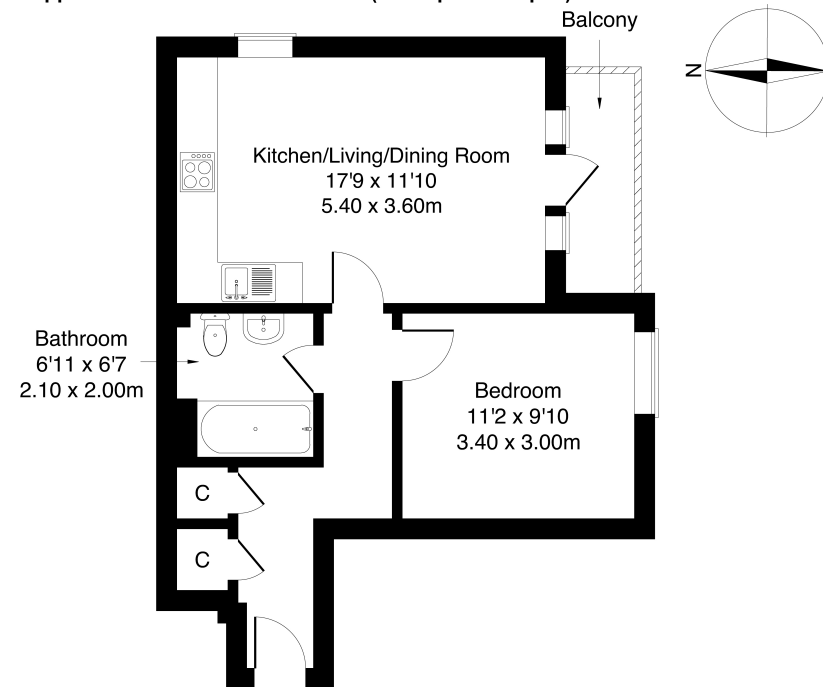
All kitchen appliances, light fittings, lampshades, roller blinds and curtains included in the sale.

Factor: James Gibb - approx cost £130 pm. This includes communal amenities, cleaning and maintenance, and building insurance.



## 15/13 Allanfield Place Edinburgh EH7 5AL

Approximate Gross Internal Area: (474 sq ft - 44 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 high-amenity area, located between Leith Walk and Easter Road, and close to the city centre's attractions and retail facilities. There is an excellent range of local shopping and supermarkets available, along with a cosmopolitan selection of cafés, bars, cinemas, theatres, and restaurants. The extensive redevelopment of the nearby St James Quarter brings an additional wealth of shops, facilities, and popular food and drink outlets to the area, whilst Princes Street, Muntrees Walk and George Street offer a range of high-end luxury brands. Highly frequent bus services are available on Easter Road, Leith Walk, and London Road, while the area has also benefited from the

completion of the tram extension into Newhaven. Edinburgh's historic Old and New Towns are readily accessible, as are Holyrood Park, Calton Hill, Arthur's Seat, the Ocean Terminal retail and leisure complex, and Leith's renowned Shore district offering a further wealth of retro-cafes, gastro-pubs and award-winning restaurants. There are well-respected local authority schools close by, as well as easy access to Edinburgh's wide choice of private schooling.





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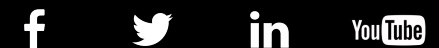
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