

Flat 3, 26 Allanfield

EDINBURGH, EH7 5YQ



Bright and stylish three-bedroom first floor flat, forming part of a highly sought after development



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this bright and stylish three-bedroom first floor flat to the market CHAIN FREE. Forming part of a highly sought after development completed by Cala Homes in 2016, the property enjoys excellent proportions throughout. The common areas are well presented with a secure entry system and there is a lift providing access to all floors and a secure bike store on the ground floor. The property benefits from a balcony, exclusive parking space with further permit available for visitors and comes with gas central heating and double glazed windows.

THE LOUNGE



Internal accommodation is focused on a stunning reception room which is neutrally finished and boasts ample floor space for a variety of different furniture configurations. The proportions on offer give plenty of scope for an incoming purchaser to create their ideal entertaining space. Natural light arrives through French doors which open onto a Juliet balcony. A further door from the lounge opens onto a generous balcony with an attractive outlook.

THE BALCONY



THE KITCHEN



A large breakfasting kitchen sits adjacent to the lounge and comes with a full range of high gloss base and wall mounted units topped with contrasting work surfaces. There is ample prep and storage space alongside a range of integrated appliances including a fridge freezer, dishwasher, washer/dryer, gas hob and electric oven.





The master bedroom is a good-sized double bedroom with two fitted wardrobes and an en suite shower room with a two-piece white suite and a large walk-in shower. There are two further double bedrooms, one with two large integrated wardrobes and the third with a single integrated wardrobe. Internal accommodation is completed by the master bathroom which is partially tiled and includes a three-piece white suite with shower over bath.

THE MASTER BEDROOM



THIS IMAGE HAS BEEN VIRTUALLY STAGED

BEDROOM 2





BEDROOM 3 & THE BATHROOM

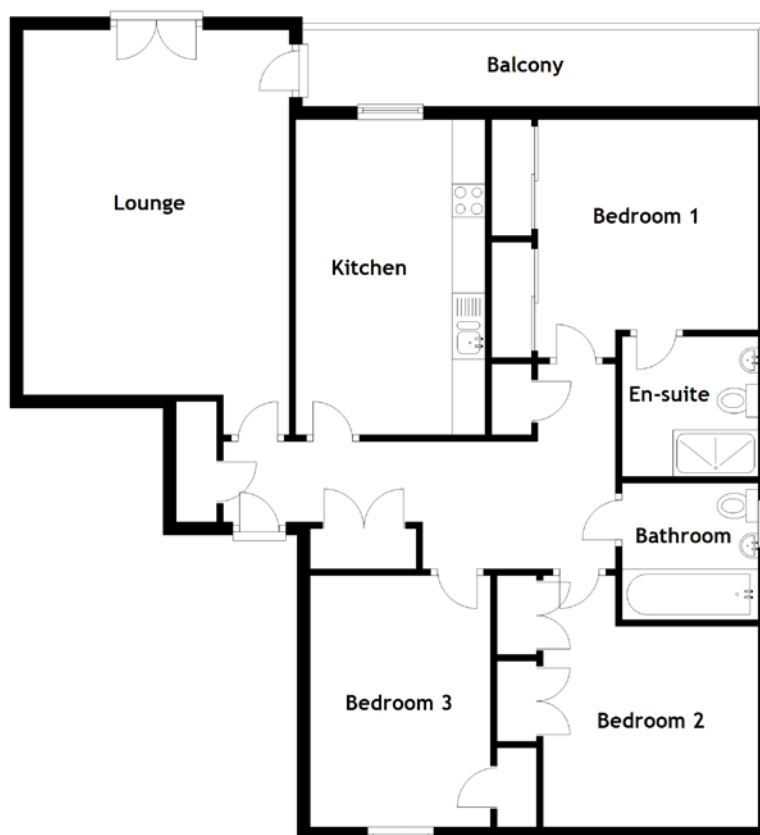


Internal viewing is highly recommended to fully appreciate all that
this superb apartment has to offer.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

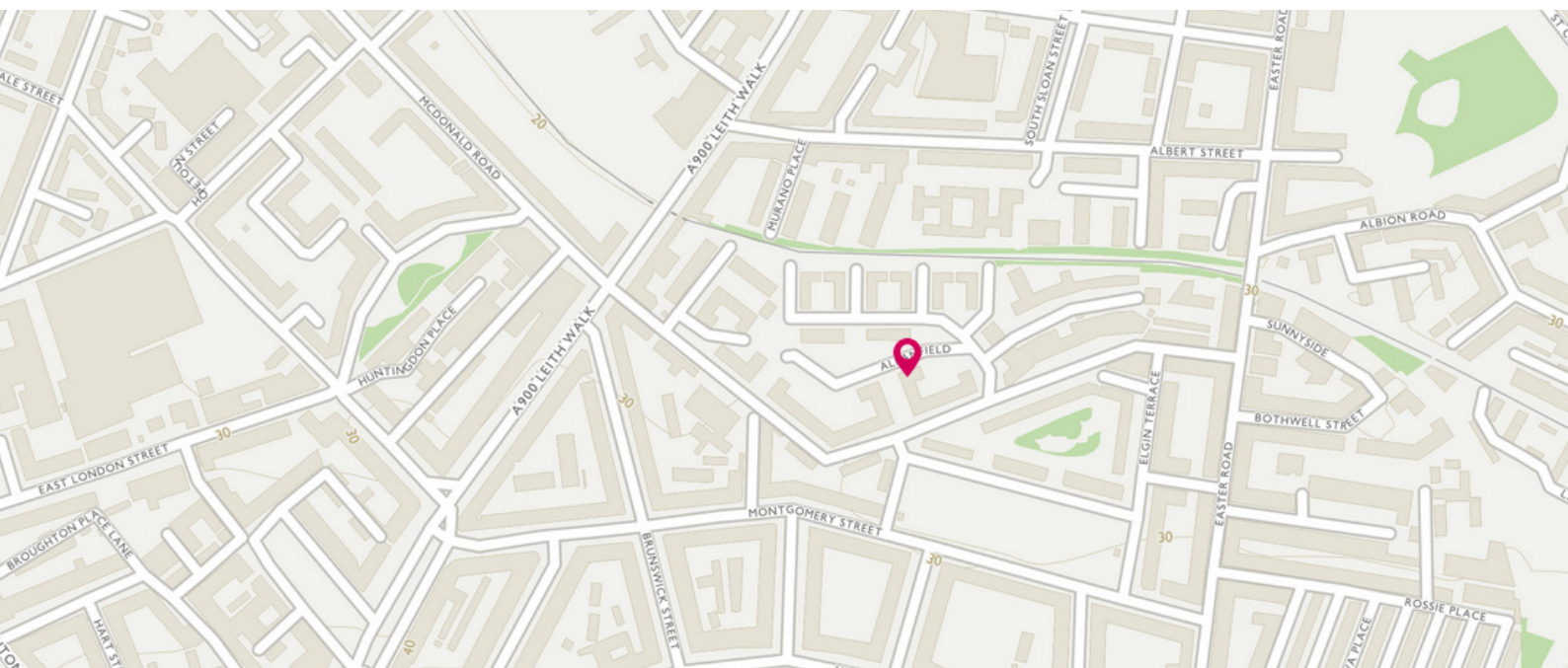


Approximate Dimensions (Taken from the widest point)

Lounge	6.13m (20'1") x 4.03m (13'3")
Kitchen	4.77m (15'8") x 2.87m (9'5")
Bedroom 1	3.34m (10'11") x 3.18m (10'5")
En-suite	2.12m (6'11") x 2.06m (6'9")

Bedroom 2	3.81m (12'6") x 3.26m (10'8")
Bedroom 3	3.81m (12'6") x 2.73m (8'11")
Bathroom	2.07m (6'9") x 2.06m (6'9")

Gross internal floor area (m²): 101m²
EPC Rating: B



THE LOCATION

Allanfield sits just off Brunswick Road which is located between Leith Walk and Easter Road close to an excellent range of local amenities and only a 15 minute walk into the city centre.





Facilities close to hand include a fine selection of shops, supermarkets, cafes, bars and restaurants. There is a range of frequent bus services that pass Easter Road, Leith Walk and Abbeyhill providing excellent links throughout the city.

Also within walking distance are the Omni Centre, the York Place Tram terminus, Waverley railway station and the added amenities of nearby Leith Walk. There is a range of parks within the area providing excellent walking and running routes with Arthur's Seat also accessible on foot.



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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