

# Flat 3, 26 Allanfield

HILLSIDE, EDINBURGH, EH7 5YQ



*BRIGHT AND STYLISH THREE-BEDROOM FIRST-FLOOR FLAT WHICH IS PRESENTED TO THE MARKET IN EXCELLENT CONDITION*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser is delighted to introduce this bright and stylish three-bedroom first-floor flat, which is presented to the market in move-in condition. Forming part of a highly sought-after development completed by Cala Homes in 2016, the property enjoys excellent proportions with over 100m<sup>2</sup> of living space and a large balcony.

The common areas are well presented with a secure entry system, a lift providing access to all floors, and a secure bike store on the ground floor. The property also benefits from a private parking space, private and attractive non-road facing balcony, gas central heating, and double glazing.

The internal accommodation is focused on a stunning reception room which enjoys contemporary decor and boasts ample floor space. 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.

---







A generous kitchen sits adjacent to the lounge and comes with a full range of 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. The internal accommodation is completed by a bathroom which is partially tiled and includes a three-piece white suite with shower over bath, and a hallway with three storage cupboards.

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





**Bedroom 2**







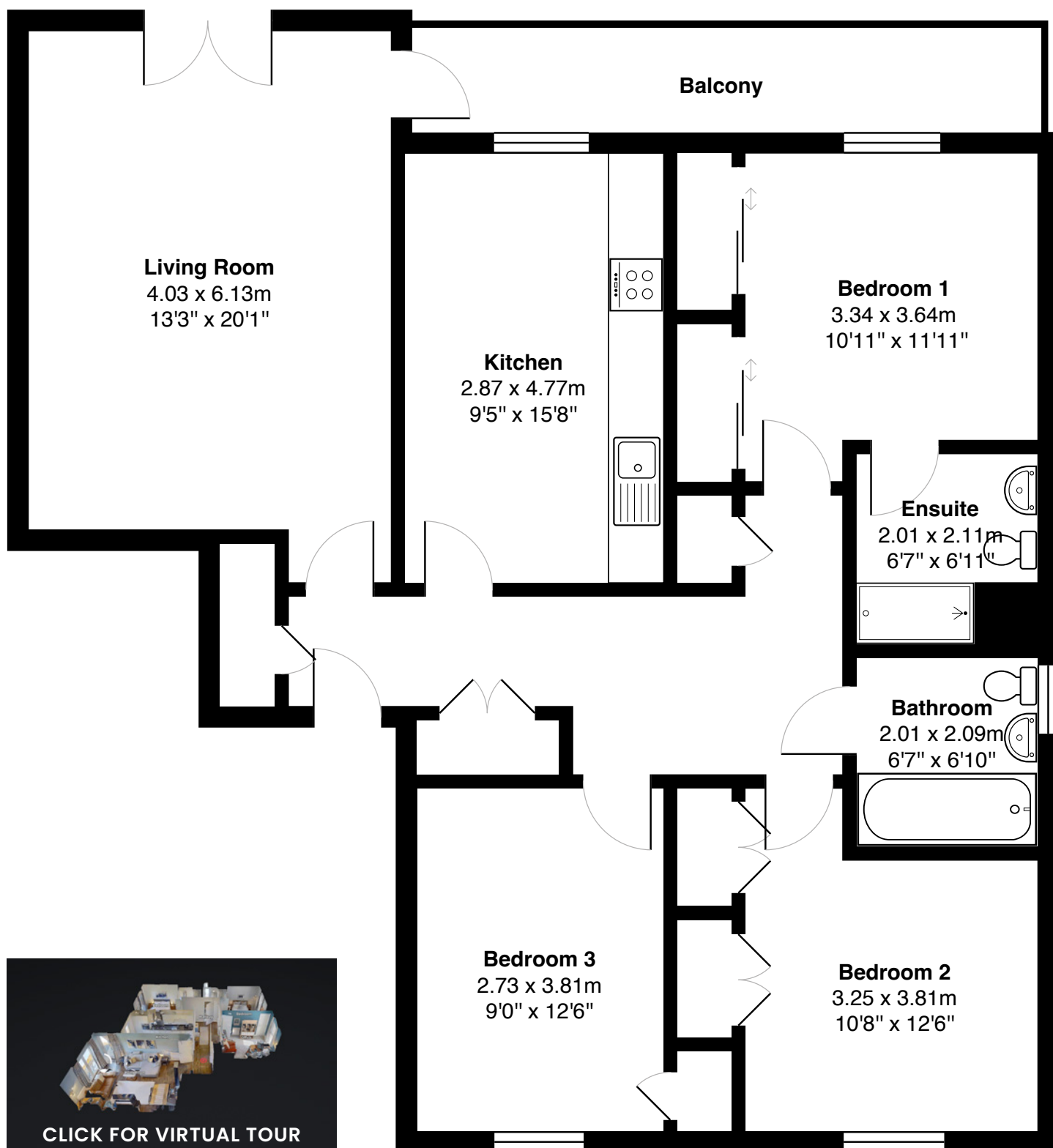
## Bedroom 3











Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup>

EPC Rating: B









---

Allanfield sits just off Brunswick Road which is located between Leith Walk and Easter Road close to an excellent range of local amenities and around a 15 minute walk into the city centre. There is a range of frequent bus services that pass Easter Road, Leith Walk and Abbeyhill providing excellent links throughout the city. The property is also situated close to the tram stop at Macdonald Road providing quick and convenient travel to Edinburgh Airport and Newhaven.

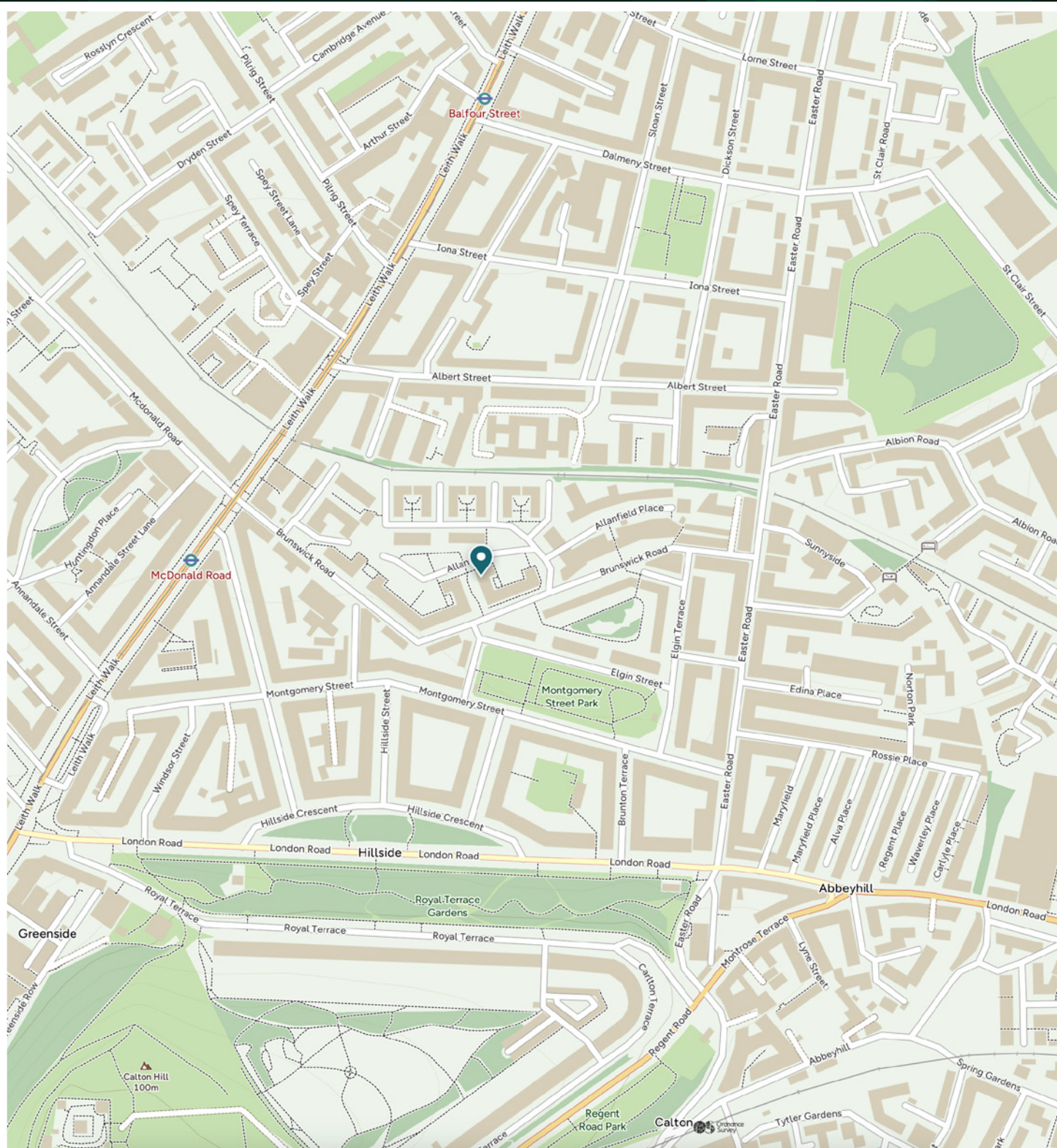
Nearby Broughton Street has a plethora of wonderful, independent restaurants, bars, and bistros on offer. Also within reasonable walking distance, a further range of restaurants and fantastic shops are also available on George Street, Multrees Walk, and St. Andrew's Square which include Harvey Nichols and Louis Vuitton.

There is a wide variety of recreational facilities within easy reach, including the Playhouse Theatre, the Omni Centre, the newly redeveloped St. James' Quarter with its wide array of global brands, and the green spaces of Calton Hill Gardens, Inverleith Park and The Royal Botanic Gardens.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE 2021 TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.