



One-bed property located within a secluded, low-rise development well situated near Leith Walk and Calton Hill



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An opportunity has arisen to purchase a second-floor, one-bed property located within a secluded, low-rise development well situated near Leith Walk and Calton Hill. This one-bedroom flat requires full refurbishment throughout and provides its occupants with good views, as well as up-to-date amenities and services very close to hand.

THE LOUNGE



Accommodation includes an entrance hallway, spacious living room and dining area, well-proportioned kitchen, main double bedroom with built-in wardrobes, and bathroom with electric shower. The property has electric white meter storage heating and infrared heat panels and has private restricted parking available along with very well serviced, communal gardens.

Ideal for a first-time buyer to be based near the heart of the city, or for a buy-to-let investor.

Early viewing is highly recommended.



THE KITCHEN



THE BEDROOM



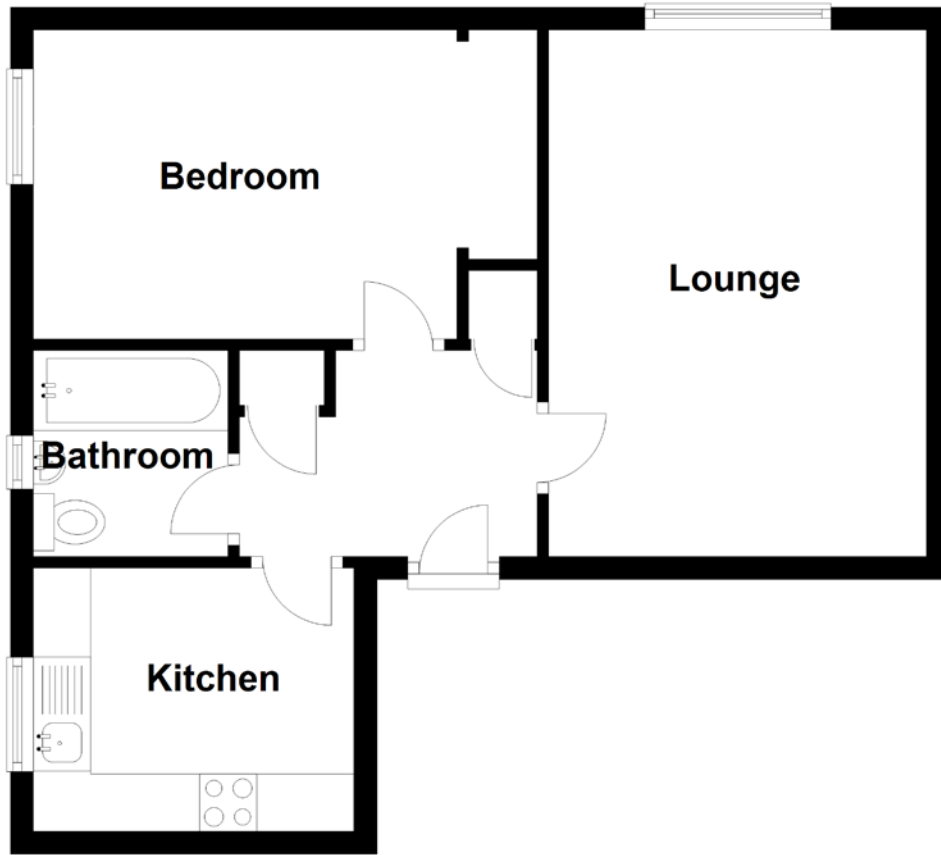
THE BATHROOM



THE COMMUNAL GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Bedroom	3.70m (12'2") x 2.70m (8'10")
Kitchen	2.80m (9'2") x 2.30m (7'7")

Gross internal floor area (m²): 45m²
EPC Rating: D

THE LOCATION

Allanfield is a sought after residential development just off Brunswick Road which is located between Leith Walk and Easter Road.





There is an excellent range of local amenities and the city centre is within reasonable walking distance. 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.

Princes Street can be reached on foot in under fifteen minutes. The flat's enviable position is such that Brunswick Street, Hillside and Easter Road are only a stone's throw away with a whole host of commercial amenities, including speciality shops and a wide spectrum of bars and popular restaurants in addition to these close by.

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 are a range of parks within the area providing excellent walking and running routes with Arthur's Seat also accessible on foot.



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