

# 23/9 Allanfield

BRUNSWICK, EDINBURGH, EH7 5YQ



*Second-floor, two-bedroom flat situated in a secluded, low-rise development near Leith Walk and Calton Hill*



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McEwan Fraser Legal is delighted to present this second-floor, two-bedroom flat to the market. 23 Allanfield is situated in a secluded, low-rise development near Leith Walk and Calton Hill. The property is presented to the market in very good internal order and would make an ideal first-time buy or sound buy-to-let investment and is offered to the market chain free.

# LIVING ROOM/KITCHEN



Accommodation includes an open-plan living room/kitchen with plenty of space for a large suite and a dining table. The kitchen enjoys a contemporary gloss finish and boasts a full range of integrated appliances including a dishwasher.









Bedroom one is a large double with integrated wardrobe space and plenty of room for a full suite of bedroom furniture. Bedroom two is a large single bedroom that would make a lovely nursery or home office.

A stylish bathroom completes the accommodation and enjoys partial tiling and a three-piece white suite with shower over bath.

## THE BATHROOM





# BEDROOM 1



# BEDROOM 2





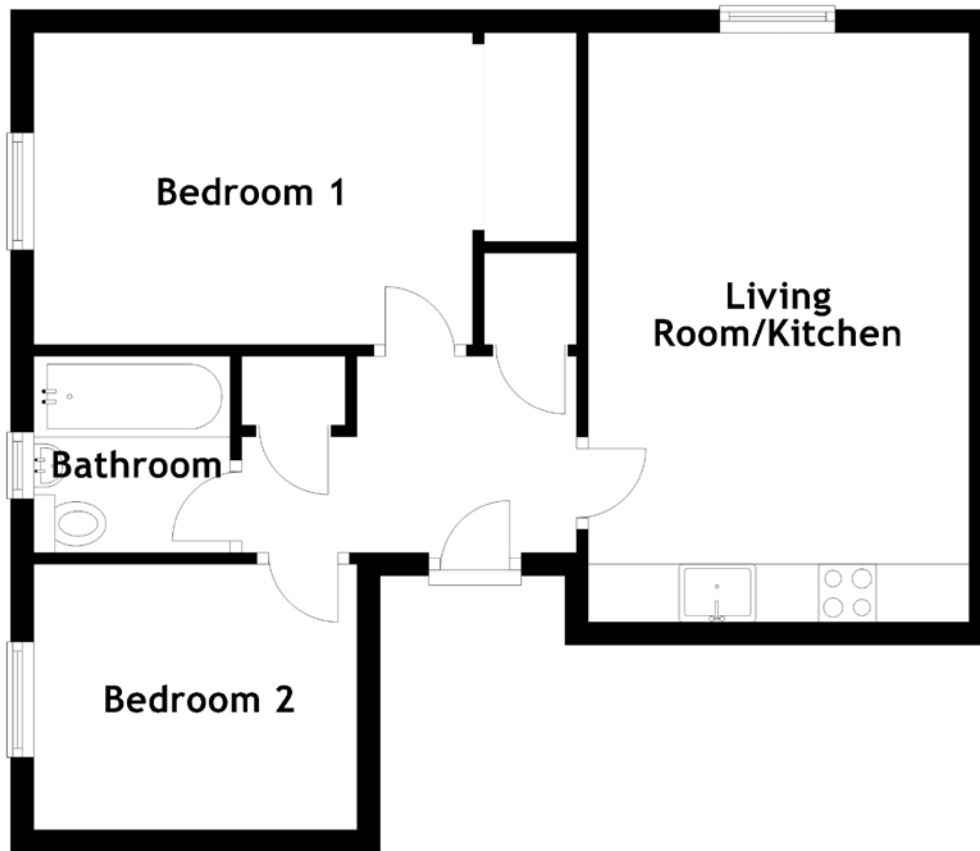
Further benefits include resident parking, a secure entry system and well-maintained communal grounds.

# EXTERIORS





# FLOOR PLAN, DIMENSIONS & MAP

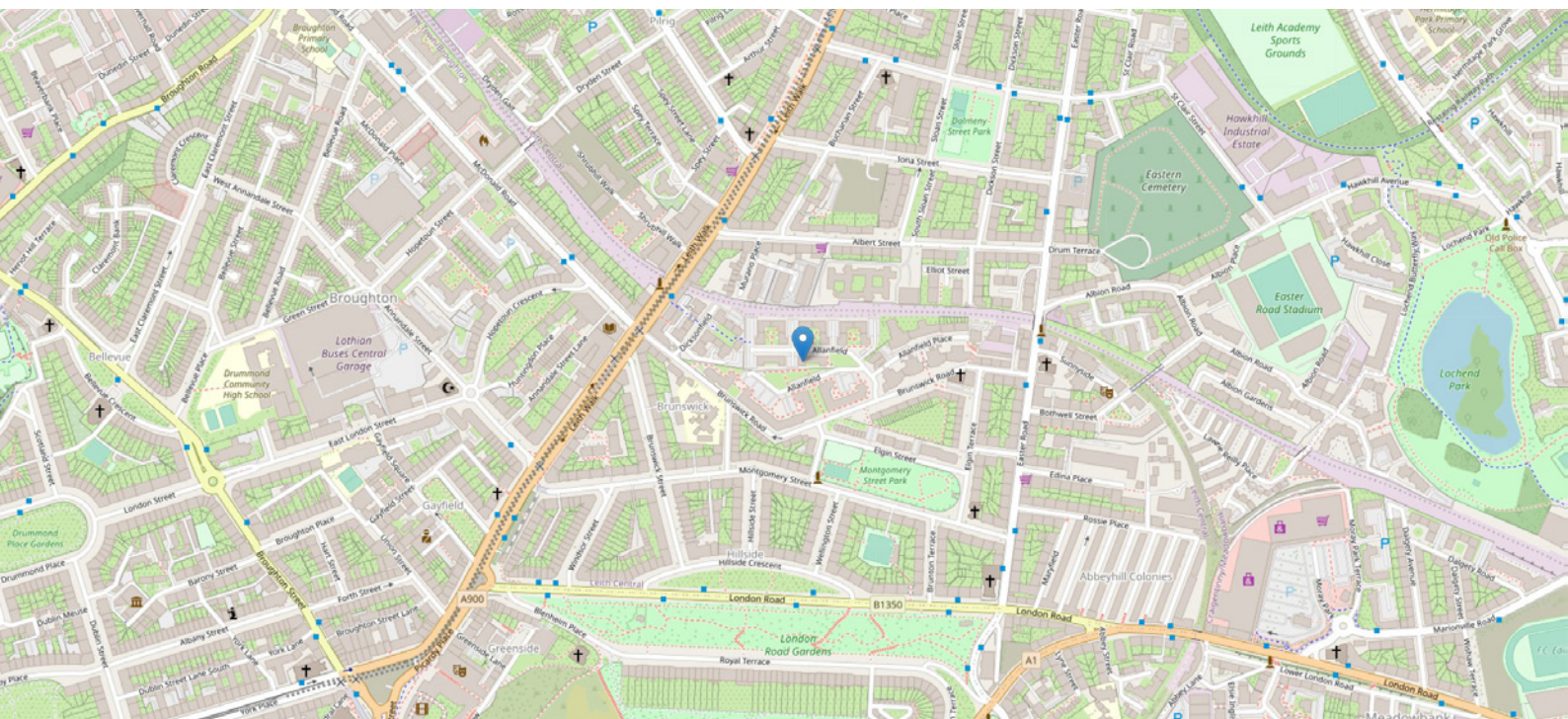


Approximate Dimensions  
(Taken from the widest point)

Living Room/Kitchen 5.10m (16'9") x 3.30m (10'10")  
Bathroom 1.70m (5'7") x 1.70m (5'7")

Bedroom 1 3.80m (12'6") x 2.70m (8'10")  
Bedroom 2 2.80m (9'2") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Allanfield is located between Leith Walk and Easter Road on a quiet residential street but 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 St James Quarter, Omni Centre, the York Place Tram terminus, Waverley railway station and the added amenities of nearby Leith Walk. The under construction tram extension is also close by and will link the area to the Airport and Newhaven. 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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