











Offers Over

**£245,000**

## 5/6 Allanfield Place

Leith | Edinburgh | EH7 5AJ

This bright and well-presented first floor flat is located in a modern purpose-built block with secure communal entry in a popular yet quiet residential development but still within easy distance of the city centre. The property benefits from secure parking, lift to all floors, concierge service and access to a gym. Early viewing is advised.

-  2 Bedrooms
-  1 Public Rooms
-  2 Bathrooms
-  Lift
-  Residents Underground Car Park
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

In brief the accommodation comprises; Hallway featuring two generously sized storage cupboards; The reception area is expansive, boasting a dining space and a private balcony. The modern kitchen is equipped with a variety of wall and base units, adorned with stylish tiling on splash areas, and complemented by laminate worktops. The principal bedroom offers ample space with full-height built-in wardrobes and a contemporary en-suite shower room featuring a sleek white three-piece suite, fully tiled cubicle, and a thermostatic rainfall shower. Second well proportioned double bedroom provides comfort with carpeting and shelving. The main bathroom is fitted with a three-piece white suite, vanity storage, and a thermostatic shower over the bath, surrounded by full-height tiling.

The development is factor is James Gibb with a charge of approx. £160 per month, which includes building insurance, general maintenance, including the lift and parking.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Parking and Communal Areas

To the rear is a spacious communal green space for all residents. Parking is available in the development with a secure underground car park for residents, while visitors can facilitate the use of on street permit parking. Within the development, all residents can access a concierge service and a serviced gym is also available.

## Viewing

Please contact Neilsons on 0131 625 2222.



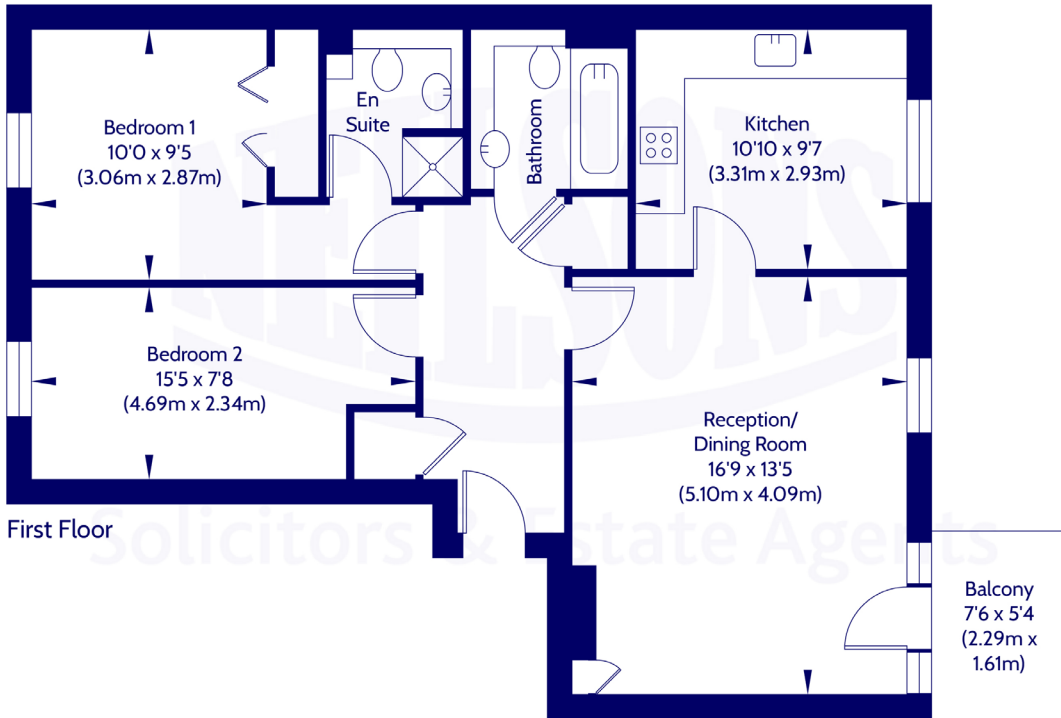


## Location

The property is located just off Leith Walk, approximately one mile from the City Centre. The area boasts a wide variety of cosmopolitan bars, restaurants, specialist shops and supermarkets, together with a thriving café culture. The house is also a short walk away from the St James Quarter, with its excellent variety of highquality retailers and an abundance of popular eateries. The location affords easy access to some superb green spaces including nearby Pilrig Park, Leith Links, the delightful Water of Leith Walkway and Edinburgh's popular cycle path network. The capital's vast range of theatres, museums and art galleries are also all close at hand and easily accessible via frequent bus and tram services. For the commuter, Waverly train station and St Andrews Bus Station are nearby, and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport.



Approx. Gross Internal Floor Area 69.95 Sq M / 753 Sq Ft.



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

