

COULTERS[©]

FLAT 2, 26 ALLANFIELD

LEITH, EDINBURGH, EH7 5YQ

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of the popular district of Leith, Flat 2, 26 Allanfield is a bright and generously proportioned two bedroom ground floor flat forming part of an established Cala development.

KEY FEATURES



Bright and spacious ground floor flat



Two double bedrooms, one with an en-suite



Direct access to outdoor space



Private residents car park



Within a short walk of Edinburgh City Centre



Independent retailers and cafes within walking distance





This immaculately presented property comprises of; a welcoming hallway; spacious living room come dining room with direct access to outdoor space; a sleek kitchen with a range of floor and wall mounted cabinets and intergrated appliances; two double bedrooms one of which has a modern ensuite shower room and a further three-piece suite bathroom with overhead shower and chrome towel rail.

The property further benefits from gas central heating, double glazing, secure door entry system and private residents car park.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts.

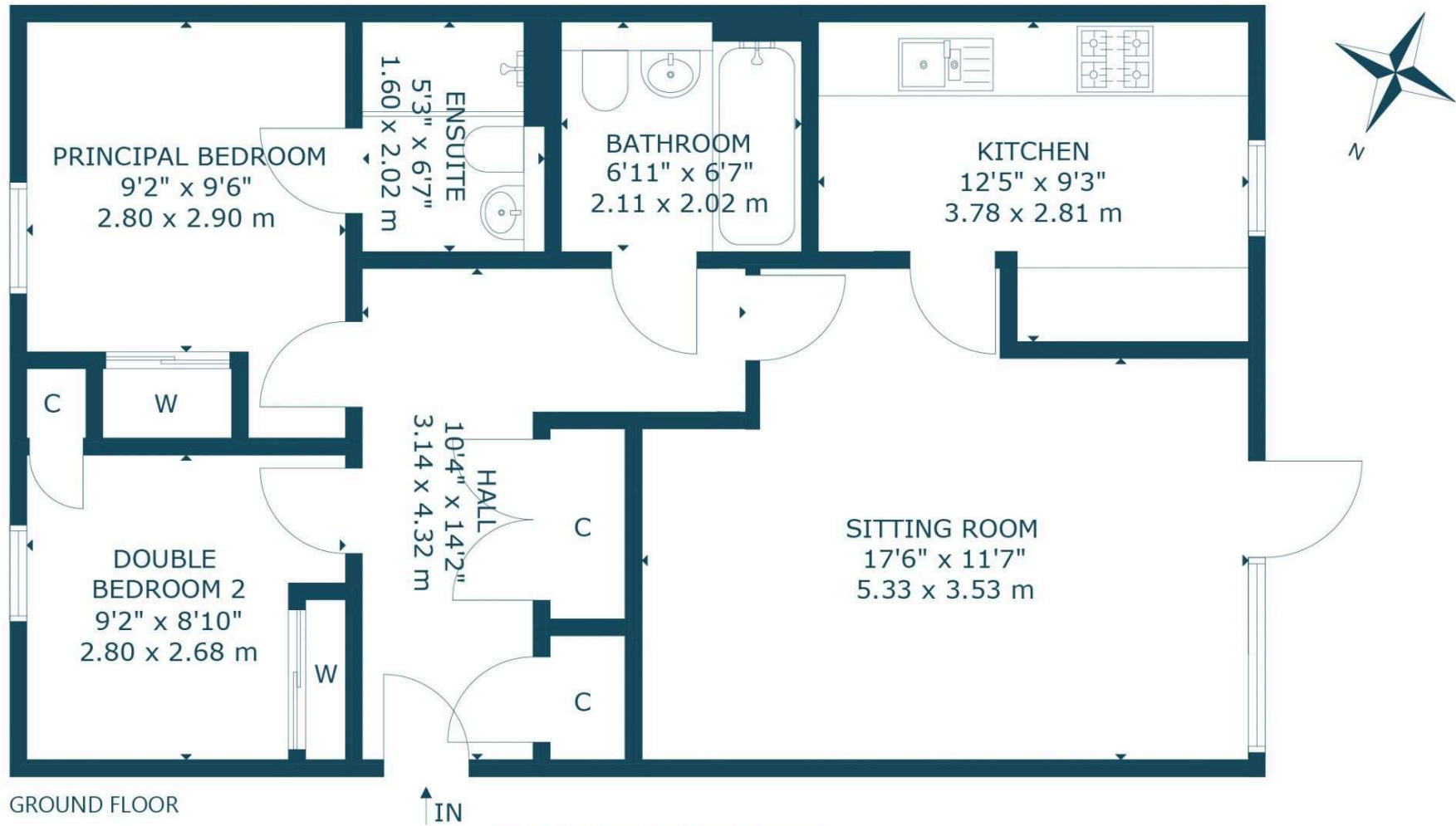
The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

EXTRAS

All light fittings, fitted flooring, blinds and integrated kitchen appliances are included in the sale price. All furniture is available by separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 750 SQ FT / 70 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.