



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**5/8 ALLANFIELD PLACE**

Leith, Edinburgh, EH7 5AJ



This modern two-bedroom second-floor flat lies within an exclusive lift-serviced development offering residents access to a concierge service, a gym complex, maintained gardens, and secure allocated parking. It also benefits from a prime city location, between Leith Walk and Easter Road, allowing easy access to excellent local amenities and transport links, including the airport tramline. In addition to two double bedrooms, the flat's stylish neutral interiors include handy built-in storage, a shower room, and a living room connected to a bright dining kitchen.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## FEATURES

- Second-floor flat in exclusive modern development
- Tasteful neutral interiors with good storage
- Secure entry, concierge, and shared lift service
- Entrance hall
- Spacious living room with access to:
- Bright dining kitchen
- Two good-sized double bedrooms
- Stylish shower room
- Well-maintained communal gardens
- On-site gym and secure underground parking (allocated)
- Gas central heating and double-glazing







"THE EXCLUSIVE CITY DEVELOPMENT BOASTS A CONCIERGE, LIFT SERVICE, GYM COMPLEX, ATTRACTIVE GARDENS, AND SECURE ALLOCATED PARKING."





EPC RATING:

B

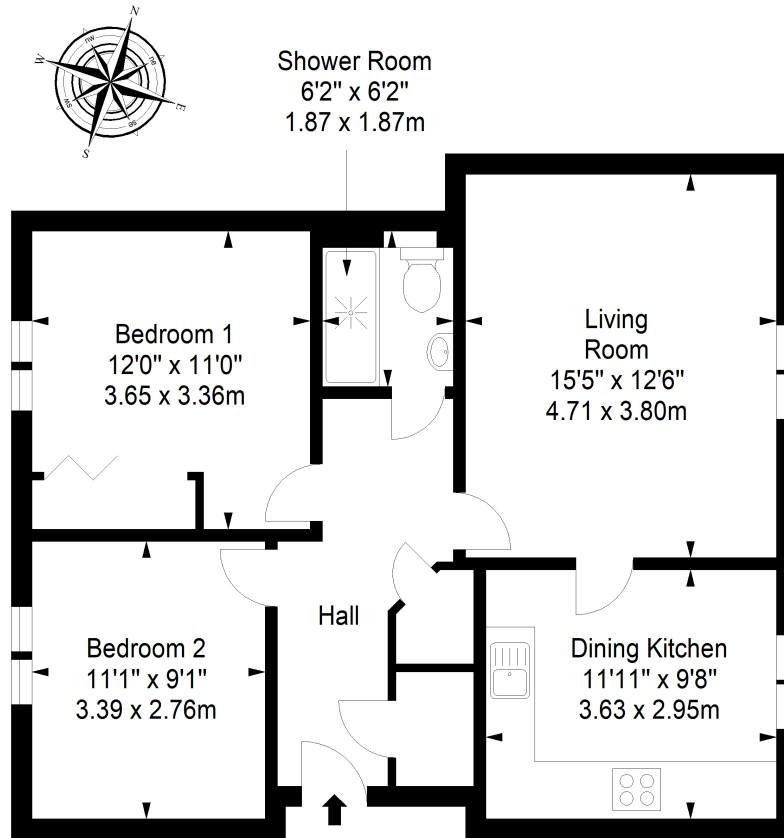
COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Second Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



Total area: approx. 67.1 sq. metres (722.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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