



Estate Agents and Solicitors

Flat 15, 5 Allanfield Place, Edinburgh, EH7 5AJ

Beautifully Presented, One-Bedroom, Fourth (Top) Floor Apartment

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Property Description

Beautifully presented, one-bedroom fourth (top) floor apartment, forming part of a maintained modern development. With a quiet cul-de-sac setting, located in the popular Brunswick area, just north of Edinburgh city centre.

Comprises an entrance hall, an open-plan living room and kitchen, a double bedroom, and a bathroom.

Features include a modern kitchen, fitted bathroom, quality flooring, and light, tasteful decor ready to move in. In addition, there is gas central heating, double glazing, and good integrated storage.

The development includes a concierge, a resident-only gym, a lift service, a secure entry system, and secure underground parking.

A welcoming entrance hall provides access to the accommodation and benefits from a useful storage cupboard. To the front of the property, the open-plan living room and kitchen offer a bright and comfortable space, with light décor, laminate flooring and a built-in cupboard within the lounge area.

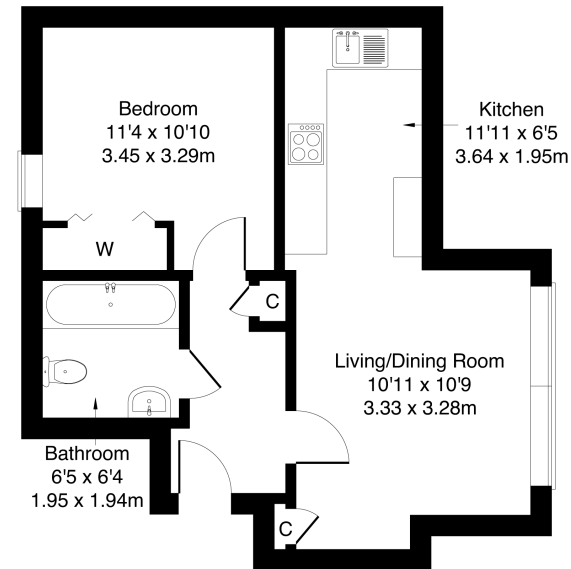
The kitchen is neatly positioned to one side of the open-plan space and is finished with tasteful décor and tiled-effect flooring. Modern fitted units and worktops are complemented by a tiled surround, sink with drainer, and integrated oven and hob, with a stainless-steel splashback and extractor hood.

The good-sized double bedroom is positioned to the rear of the property and features light décor, wood-effect flooring continuing from the hallway, and a built-in wardrobe providing useful storage. Completing the accommodation, the modern bathroom is fitted with a three-piece suite comprising a bath with shower over, tiled splash walls and ample storage.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Brunswick is a vibrant and high-amenity district, ideally positioned between Leith Walk and Easter Road, just a short distance from Edinburgh's city centre. The area offers an excellent range of local shopping, supermarkets, and a cosmopolitan mix of cafés, bars, restaurants, cinemas, and theatres, all contributing to a lively and well-connected urban lifestyle. The nearby St James Quarter adds to the appeal with a vast selection of retail, dining, and leisure options, while the iconic attractions of the Old and New Towns are easily reached on foot. Outdoor enthusiasts can enjoy the

open green spaces of Holyrood Park, Calton Hill, and Arthur's Seat, while the Ocean Terminal and the Shore offer further leisure, shopping, and waterfront dining experiences. Brunswick benefits from superb public transport links, with frequent bus services on Easter Road, Leith Walk, and London Road, as well as access to the extended tram line running through to Newhaven. A wide choice of well-regarded state and independent schools are also available in the surrounding area, making it a popular choice for families and professionals alike.





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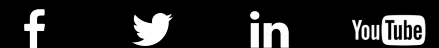
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