BlairCadell
solicitors + estate agents

15/8 Allanfield Place, Brunswick Edinburgh EH7 5AL

Offers Over £180,000

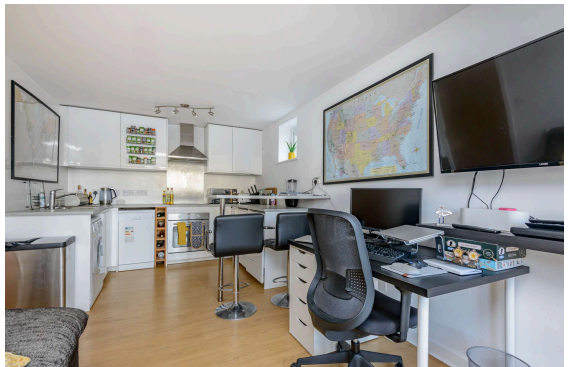
- Living/kitchen/diner
- Kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and appliances included
- Large double bedroom with wardrobes included
- Bathroom fitted with three-piece suite and electric shower over the bath
- Electric heating and double glazing
- Communal gardens
- Residents parking

Council Tax Band: C
Tenure: Freehold
Annual Service Charge: £1920

1 | 1 | 1 | EPC C











Flat

This well-presented one-bedroom flat, located just south of Leith Walk, is an ideal purchase for first-time buyers. Offering excellent transport links to Edinburgh city centre and a fantastic range of local amenities within easy reach, early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious open-plan living, kitchen and dining area, flooded with natural light from the private balcony, creating the perfect space for relaxing or entertaining family and friends. The modern kitchen is fitted with a range of wall and base units, an induction hob, electric oven, and breakfast bar, ideal for casual dining. White goods are included in the sale.
The generous double bedroom benefits from wardrobes that are included in the sale, providing excellent storage space. The bathroom is fitted with a three-piece suite and an electric shower over the bath.
Further benefits include electric heating and double glazing throughout.
Externally, the property enjoys access to well-maintained communal gardens and residents' parking and a residents gym.

Factor Information: The property is factored by James Gibb, with an average monthly charge of approximately £160, covering building maintenance and insurance and access to residents gym.

Leith Walk is a vibrant and well-connected area, with Edinburgh's city centre reachable on foot in approximately 20 minutes or via frequent public transport. The city bypass is easily accessed at Newcraighall, providing links to the A1, Edinburgh Airport, and the wider motorway network. The recently extended tram service, just a short walk away, offers further connectivity. The local area is home to an excellent range of amenities, including a Tesco superstore, Ocean Terminal shopping centre, and the newly opened St James Quarter, offering a mix of high street retailers, restaurants, and entertainment options. Recreational facilities abound, with nearby Leith Links, The Playhouse Theatre, the Omni Centre, and an array of popular bars, cafés, and restaurants—making this a perfect location for those who enjoy an active social scene.

Viewing by appointment on 0131 337 1800

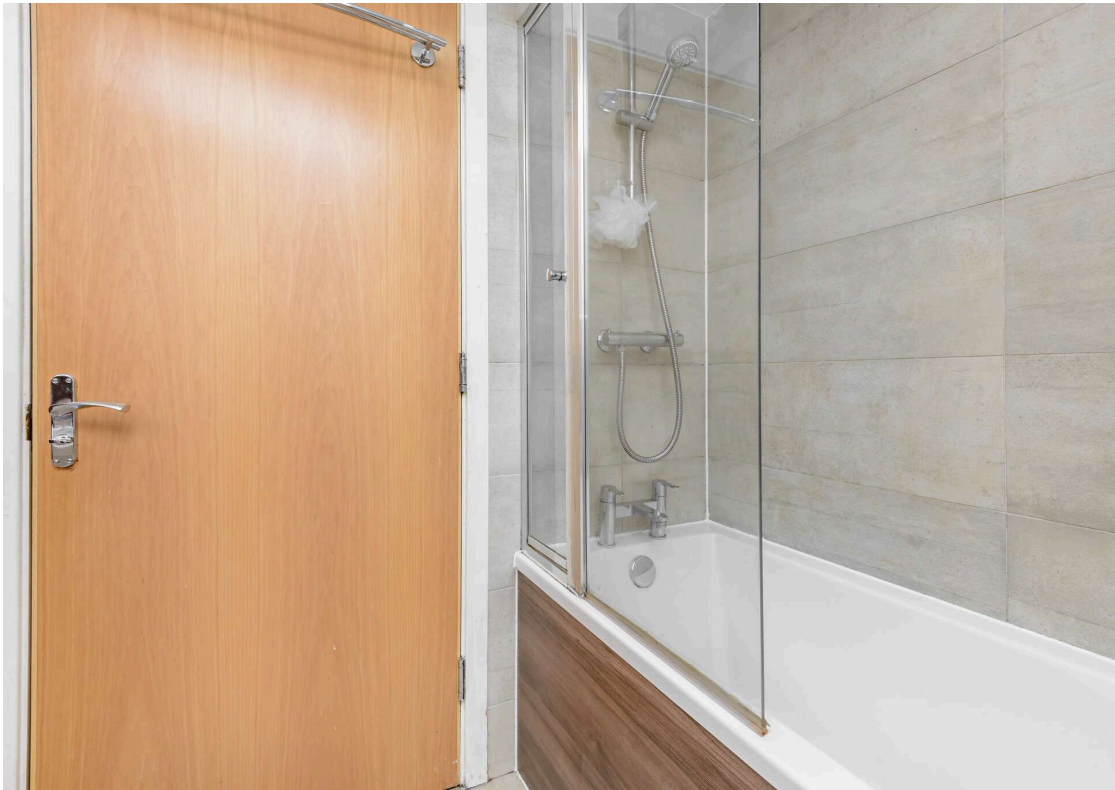





SCRABBLE
PARTY
POINTLESS


TOPIX
Articulate
DAN BROWN
NESS

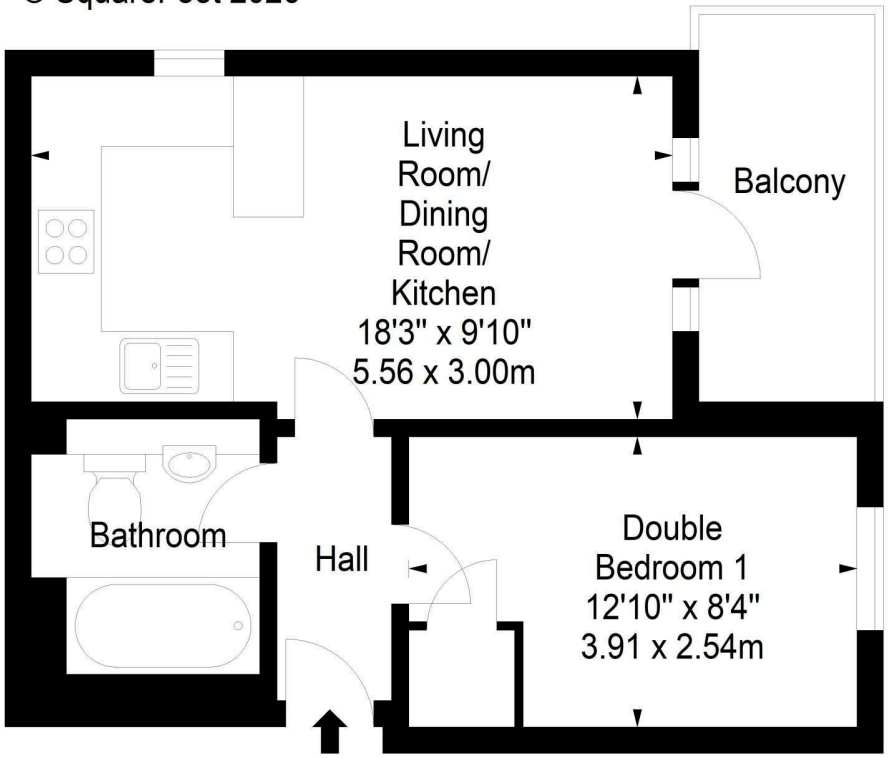




Allanfield Place,
Edinburgh,
Midlothian, EH7 5YJ

SquareFoot

Approx. Gross Internal Area
368 Sq Ft - 34.19 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor





Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

espc rightmove OnTheMarket

Blair Cadell
solicitors + estate agents