



14/7 Allanfield,
Edinburgh
EH7 5YJ



1



2



1



2nd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom

features

- Electric heating
- Double glazing
- Security entry phone
- Landscaped gardens
- Southerly views to Calton Hill
- External store

description

Exceptionally bright and particularly spacious second floor flat in a modern development, just a short walk from the tram stop at McDonald Road and into the City Centre. The accommodation comprises an L-shaped entrance hall with two good sized storage cupboards, a spacious sitting room / dining room with superb southerly views to Calton Hill, modern fitted kitchen with appliances, master bedroom with fitted wardrobe quietly located to the rear of the building, second bedroom with fitted wardrobe and bathroom with white suite and electric shower over the bath. The property benefits from white meter electric heating, double glazing, a security entry phone system, well maintained communal gardens (including a drying green to the rear) and free residents' permit parking. Overall, this is a fantastic City Centre apartment which is an excellent first time buyer opportunity.

The development is managed by James Gibb and a payment of approx. £65 covers stair cleaning and lighting and gardening.



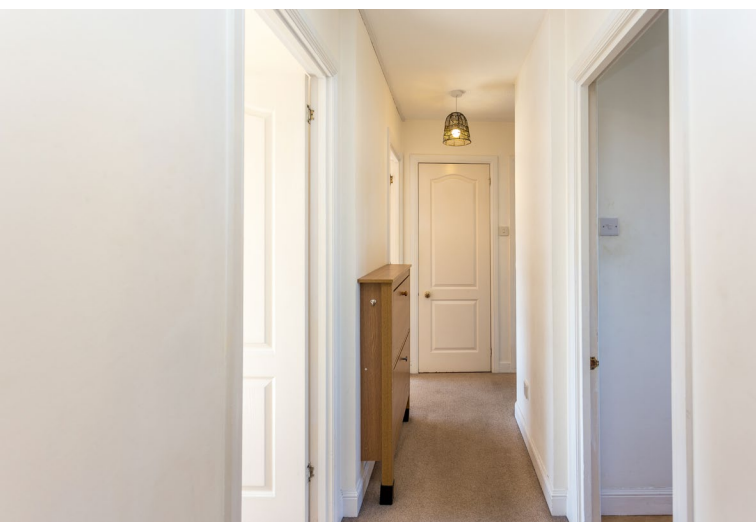
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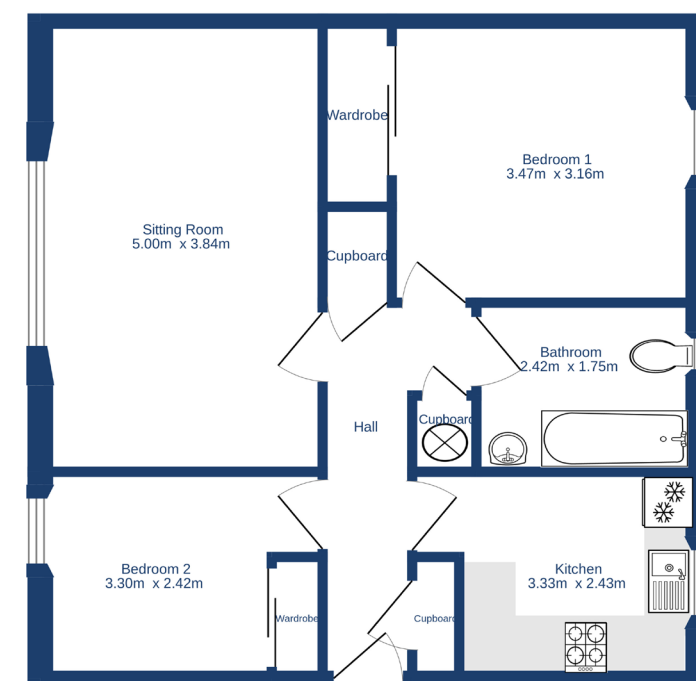
Home Report
Value: £235,000

Items to be included in the sale price:

Fitted carpets, curtains, light fittings and kitchen appliances.



Second Floor
60.0 sq.m. approx.



TOTAL FLOOR AREA : 60.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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