



Deans Properties

Deans Solicitors and Estate Agents LLP



**15/1 Allanfield
Brunswick, EH7 5YJ**



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Grounds
- Residents' Carpark
- Double Glazing
- EPC Rating – D



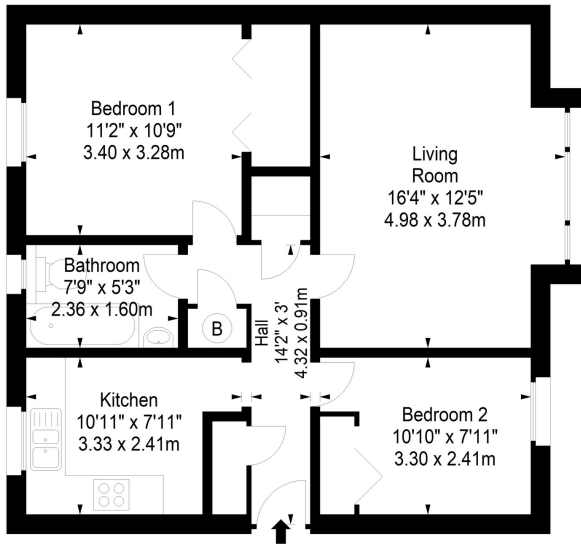
This well-proportioned, ground floor flat forms part of an established development in Brunswick in the heart of Edinburgh, ideally placed for access to the city centre and St James Quarter with a range of popular high street retailers and eateries. There are excellent public transport links via bus, tram and Waverley Train Station is a short walk away. The accommodation comprises; generous, bay-windowed living room, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. Neatly maintained, shared grounds surround the property and there is a residents' carpark. The property is fully double glazed. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and washing machine. The appliances included are sold as seen with no warranty provided.



Allanfield,
Edinburgh,
Midlothian, EH7 5YJ



Approx. Gross Internal Area
659 Sq Ft - 61.22 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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