



## 9/8 Allanfield

Leith, Edinburgh, EH7 5YH

*We sell homes, not just houses*







Introducing a well-presented two-bedroom second-floor flat which offers bright and airy accommodation, as well as a sought-after location in Leith. It forms part of a popular development and enjoys easy access to a wealth of fashionable restaurants, bars, and cafes. Bus links and a tramline are a brief stroll away too, providing fast connections to the city centre and airport. The St James Quarter is also within walking distance, along with the city centre – it is a fantastic location that will have huge appeal to a wide variety of buyers. The home further boasts allocated parking and a lovely communal garden.

Accessed via a secure telephone-entry system and shared stairwell, the flat's front door opens into a central hall leading to all accommodation. It provides a trio of built-in cupboards and flows left into the living/dining room. Here, a spacious footprint assures plenty of room for comfy lounge furniture and a table and chairs. A large picture window floods the space in natural light, enhancing a tranquil ambience. Striking décor and a hardwood floor bring the finishing touches to this charming reception area. In the kitchen, wood-toned cabinets are fitted at base and wall level, alongside stone-style worktops. It is a bright and airy space, which comes with a selection of freestanding appliances (electric cooker, fridge/freezer, dishwasher, and washing machine).

## Features

- Well-presented second-floor flat
- Part of a popular development
- Highly desirable location in Leith
- Secure telephone-entry system
- Entrance hall with three built-in cupboards
- Spacious, light-filled living/dining room
- Bright and airy fitted kitchen
- Double bedroom with built-in wardrobe
- Second bedroom for additional versatility
- Modern three-piece shower room
- Well-kept communal garden and drying green
- Allocated residents' parking
- Electric heating and double glazing
- EPC Rating - C









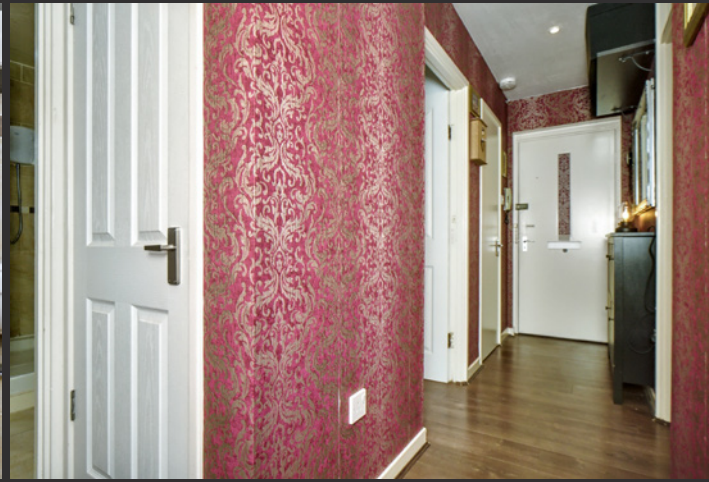
“Spacious, light-filled living/dining room,  
a bright and airy fitted kitchen,  
a double bedroom and a second bedroom for  
additional versatility”











Meanwhile, the two bedrooms are located on opposite sides of the home. The principal bedroom is a well-proportioned double which is elegantly presented with traditional-inspired wallpaper. It features a built-in mirrored wardrobe as well, providing optimal clothes storage. The second bedroom brings additional versatility, allowing homeowners to use it as an office space if preferred. Furthermore, both bedrooms continue the hardwood floor for easy upkeep. Finishing the home is a modern three-piece shower room, which incorporates a half-pedestal washbasin, a hidden-cistern toilet, a towel radiator, and a step-in shower cubicle. Electric heating and double glazing ensure year-round comfort.

Outside, there is allocated residents' parking and a well-maintained communal garden, in addition to a shared drying green.

Extras: All fitted floor coverings, blinds and light fittings (excluding chandelier) to be included in the sale.

## Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.







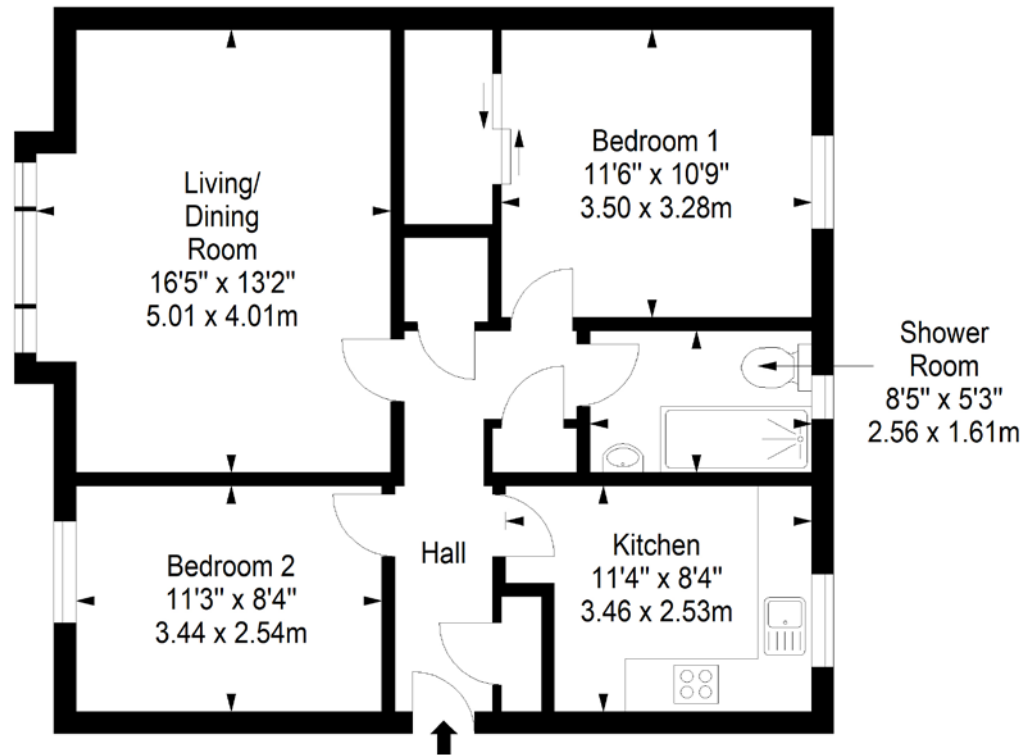


# Floorplan



## Second Floor

Approx. 65.0 sq. metres (699.7 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 sq. feet)

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