

**14/3 Allanfield  
Edinburgh EH7 5YT**

**Offers Over £140,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, Induction hob and electric oven and white goods included
- Double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Electric heating and double glazing
- communal garden
- Residents parking

Council Tax Band: B

Tenure: Freehold

Factor Service Charge: £67 per month

Shared Ownership: No





## Ground Floor Flat

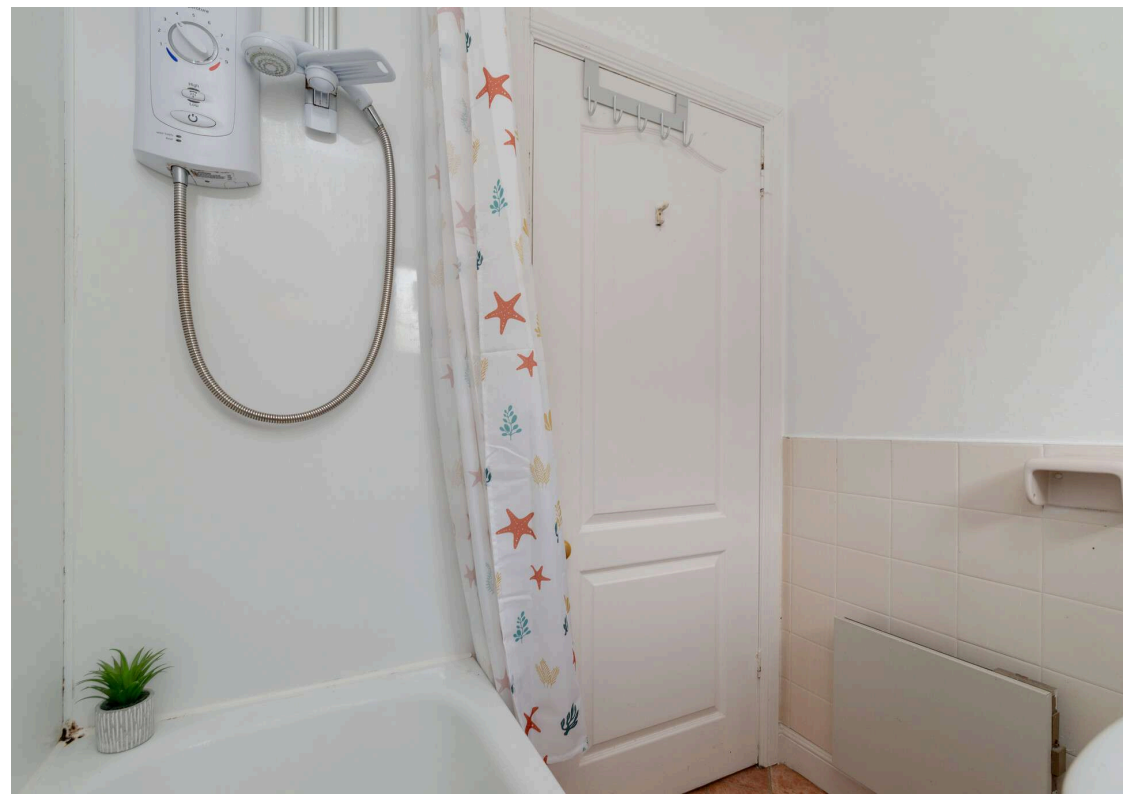
Blair Cadell is delighted to present this charming ground floor flat, ideally located at the top of the ever-popular Leith Walk. Boasting excellent transport links to the city centre and beyond, this property will appeal to a wide range of buyers—early viewing is highly recommended.

The accommodation comprises a spacious living/dining room, perfect for entertaining friends and family. The neatly appointed kitchen features a range of wall and floor-mounted units, an induction hob, electric oven, and includes white goods as part of the sale. The generous double bedroom benefits from built-in wardrobes, providing ample storage space. The bathroom is fitted with a three-piece suite and features an electric shower over the bath. A useful storage cupboard is located in the hallway, and the property further benefits from electric heating and double glazing throughout for year-round comfort. Externally, well-maintained communal gardens surround the property, offering pleasant outdoor space, and residents' parking is readily available. **Please Note:** No warranties given for systems. Property is factored by James Gibb with a monthly charge of approximately £67, this covers building insurance and maintenance of building and gardens

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**



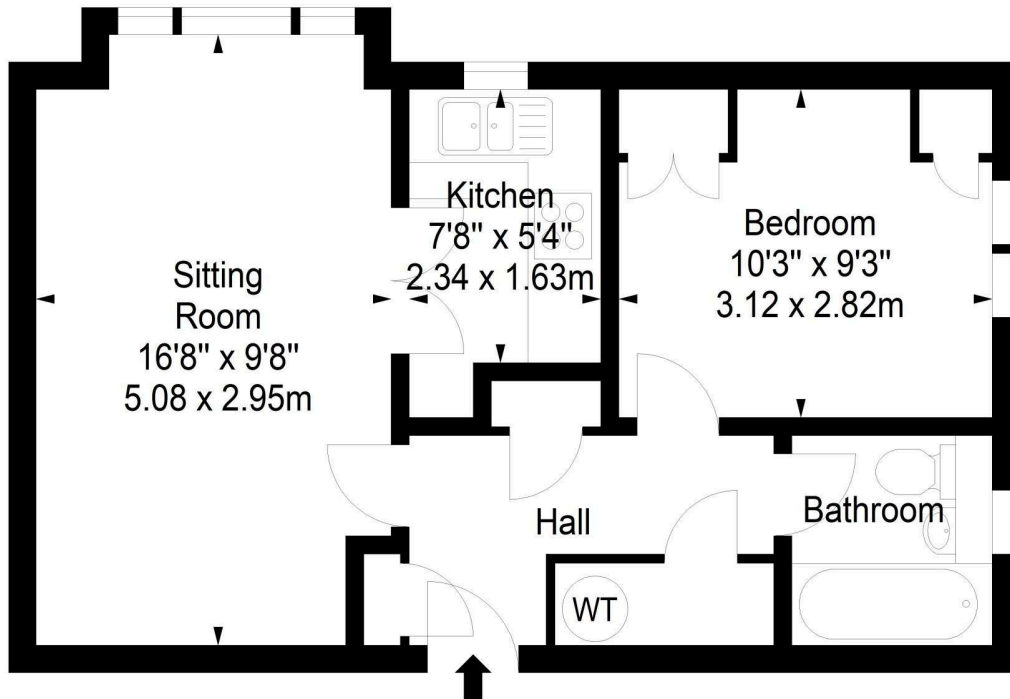
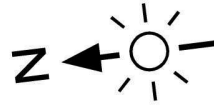




Allanfield,  
Edinburgh,  
Midlothian, EH7 5YJ



Approx. Gross Internal Area  
411 Sq Ft - 38.18 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground 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](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



rightmove

OnTheMarket

**BlairCadell**  
solicitors + estate agents