



3/1 Allanfield | Edinburgh

Bruach Property present to the market a spacious two bedroom ground floor apartment situated in the Allanfield development. The property is presented to the market in good condition and offers lovely views across the communal garden grounds. The property is short walk to St James Quarter, Omni Centre and the City Centre and further benefits from having private parking for the residents. Viewing is highly recommended.



In more detail the property comprises of a spacious L shaped hallway providing access to the main apartments. At the end of the hallway, you will find a large bright lounge/dining area with windows offering lovely views of the surrounding private communal garden grounds. The living/dining room has been neutral decorated and offers a variety of furniture configurations. The fitted kitchen is rear facing with free standing cooker and space for a under counter fridge and washing machine. The floor and wall mounted cabinets are complimented by the matching works tops.

The sleeping accommodation consist of two bedrooms both benefitting from built in wardrobes with sliding doors. Bedroom one is located to the front of the property with views over the communal garden grounds. Bedroom two is the largest of the two bedrooms and is located to the rear.

Completing the accommodation is the bathroom. The bathroom consists of bath with an over bath shower, W/C and sink. The property further benefits from having three storage cupboards located off the hall.

The property has electric storage heating, double glazing, and a secure entry system.

Externally the property boasts well maintained private communal garden grounds with mature trees and shrub borders There is also the added benefit of private resident parking to the side of the property.



Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU2991

Below: Bedroom 2

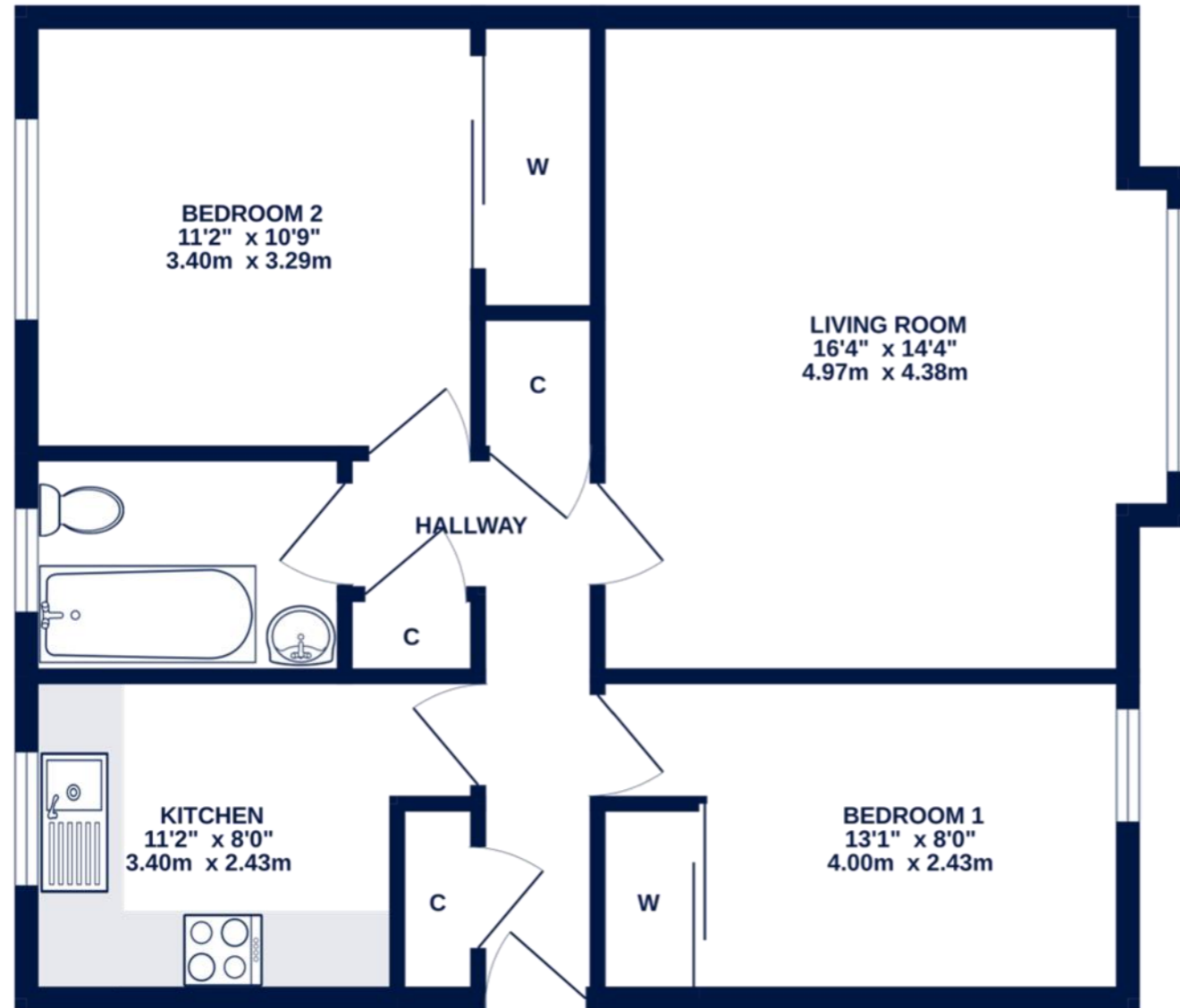


Below: Bedroom 1



Below: Bathroom





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and 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 operability or efficiency can be given.



Below: Communal Gardens



GENERAL REMARKS

Services:

The property has mains water, electricity and drainage. Heating is electric. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: E47

Council Tax:

The property is band D and the amount of council tax payable for 2023/2024 is £1,949.98
City of Edinburgh Council Tel: 0131 608 1111.

Viewing:

Strictly by appointment with Bruach Property Ltd, 1 Templehill Troon, KA10 6BQ
Tel:01292 690 940 or Email info@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

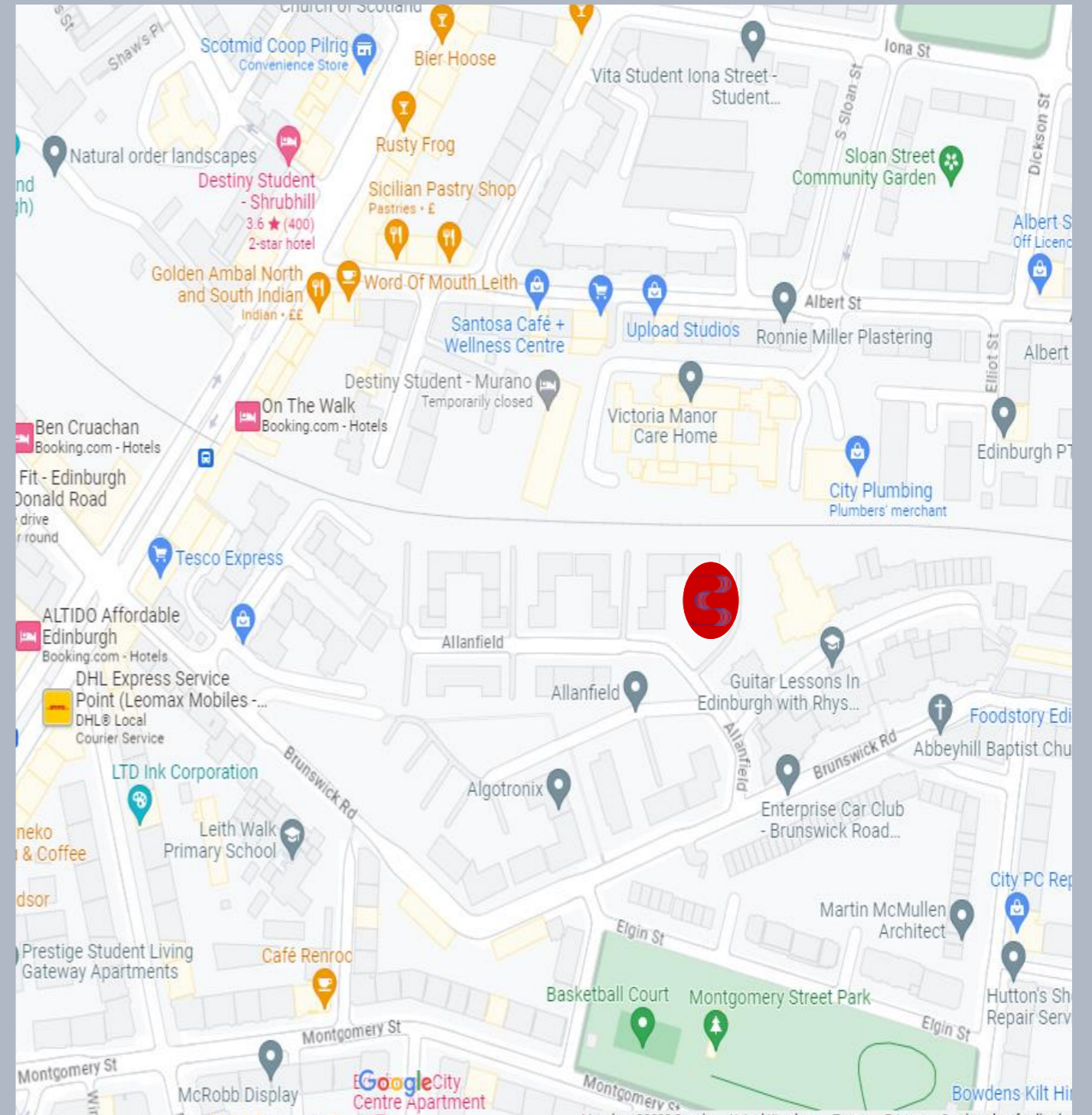
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in October 2023.