



Flat 7, 25 Springfield Street
Leith, EH6 5DE

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- Secure Under Ground Parking Space
- EPC Rating – C



This attractive and well-presented second floor flat forms part of an established modern development in the highly sought after location of Leith. The property is close to an abundance of excellent amenities and transport links including the tram stop which provides quick and easy access to the City Centre and Edinburgh Airport. In move-in condition, the accommodation would make an ideal purchase for the young professionals and comprises; secure entry system with lift access to all floors, welcoming entrance hallway with built-in storage cupboard, spacious and bright sitting/dining room, modern well laid out kitchen, lovely double bedroom with built-in wardrobes and bathroom with white three-piece suite and shower over bath. The property is situated in well maintained communal grounds and there is secure underground allocated parking with bike store access. The property benefits from include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the washing machine, double oven, integrated fridge/freezer and dishwasher. All appliances are sold as seen with no warranty provided. A factoring fee is payable to James Gibb for the upkeep of the communal areas of approximately £450.00 per quarter and this includes buildings insurance.



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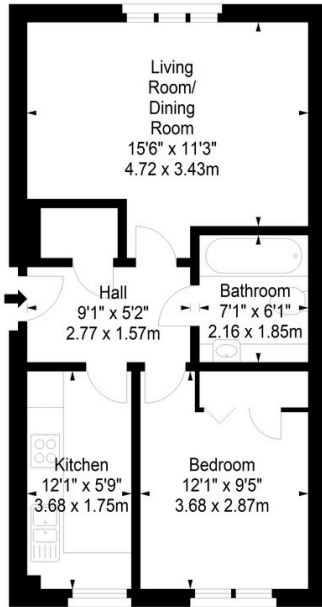


Approx. Gross Internal Area

484 Sq Ft - 44.96 Sq M

For identification only. Not to scale.

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Second 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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