



3/I Springfield Buildings
Edinburgh, EH6 5EG



"3/1 Springfield Buildings is an attractive, one double bedroom, ground floor flat with a communal, sunny garden"

- WELL MAINTAINED PASSAGEWAY
- ENTRANCE HALL
- LIVING ROOM
- INTERNAL KITCHEN
- DOUBLE BEDROOM
- WC
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- IDEAL FIRST TIME BUY
- INVESTMENT OPPORTUNITY
- SHORT WALK TO VIBRANT LEITH WALK
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





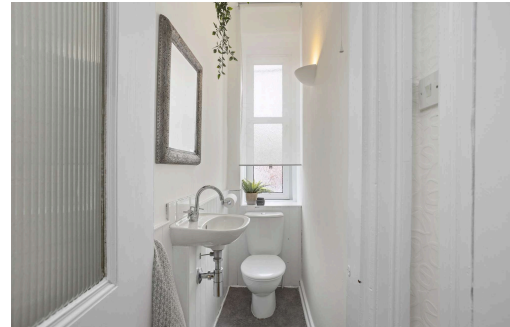
LOCATION

The property is situated in the highly popular Leith district, a stones throw away from the vibrant Leith Walk and only 2 miles from Edinburgh city centre. It offers a wonderful array of independent cafes, restaurants, bars and specialist shops. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities, including the new St James Shopping Centre, the Omni Centre and Edinburgh Playhouse. Ocean terminal shopping centre is nearby which is home to The Royal Yacht Britannia, one of the city's leading tourist attractions, multi-screen cinema, restaurants and leisure facilities.

Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club at Newhaven. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus and tram services to the city centre and popular Shore area. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



DESCRIPTION

3/1 Springfield Buildings is an attractive one double bedroom, ground floor flat with a communal, sunny garden. Situated within a few minutes' walk from the cosmopolitan Leith Walk, this charming flat presents excellent first-time buyer or investor opportunity.

The accommodation, which has been recently decorated in neutral colour palette and is offered in move in condition, comprises: welcoming entrance hall; bright and well proportioned rear facing living room with French doors leading to a peaceful communal garden; good sized double bedroom; WC with window and separate contemporary shower room with mains operated shower.

Further benefits include: gas central heating (recent boiler installed 2023); double glazing; communal rear garden; permit parking; excellent local amenities and great transport links.

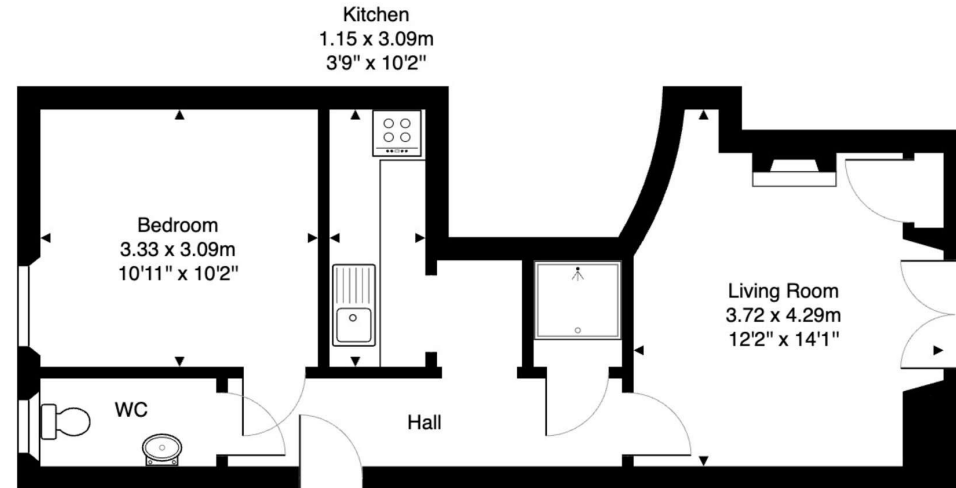
EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor

Total Area: 39.8 m² ... 429 ft²

All measurements are approximate and for display purposes only.



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