





Welcome

Welcome to Springfield Street, this charming and well presented, two bedroom top floor apartment forms part of a modern, factored block, set within well maintained communal garden areas. The property further benefits from a secure entry system, residents parking and a bike shed. Boasting a fabulous location in the heart of the cosmopolitan Leith area of Edinburgh, close to the city centre along with an abundance of local amenities, shops, bars and swift transport links to include the tramline. The property is presented to the market in immaculate order throughout therefore an early viewing is recommended.



- Reception hallway.
- Living room front facing.
- Breakfasting kitchen.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Residents parking.
- Bike shed.
- Secure entry system.



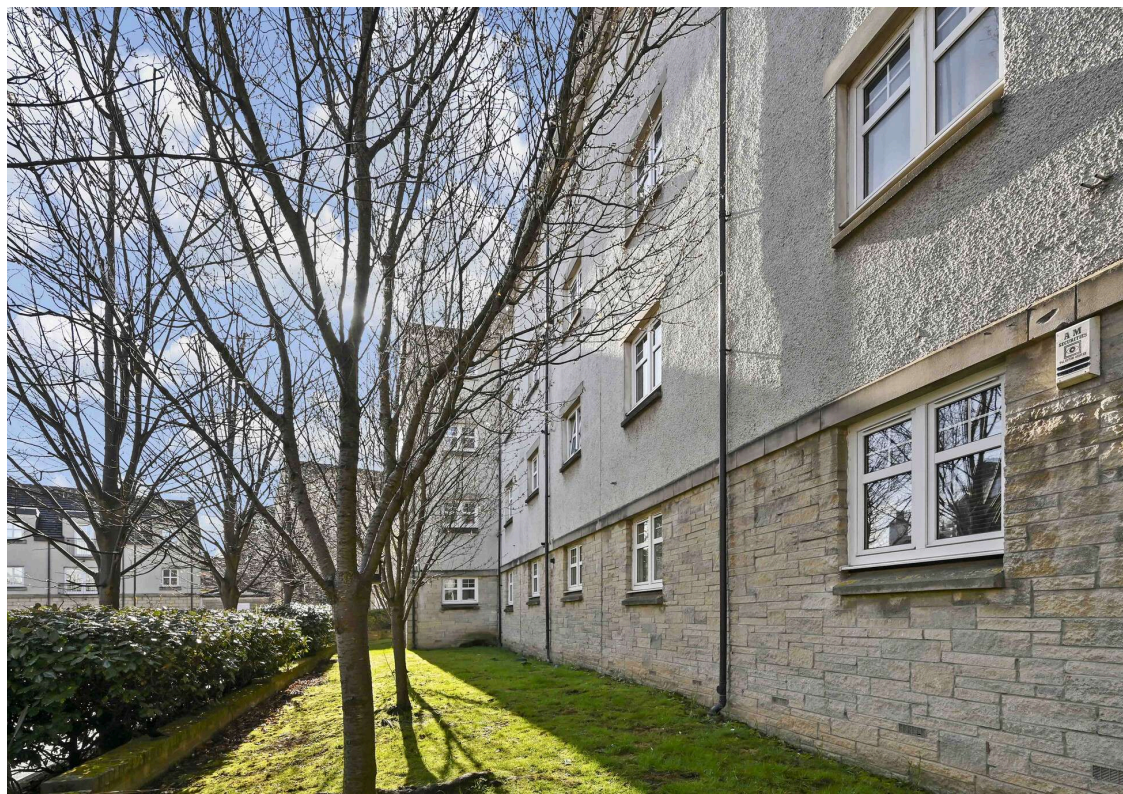


Leith

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.

Agent's Note

Included in the sale are the integrated kitchen appliances, fridge freezer, blinds were fitted, and fixtures & fittings. This property is factored by Spiers Gumley with an approximate annual fee of £960.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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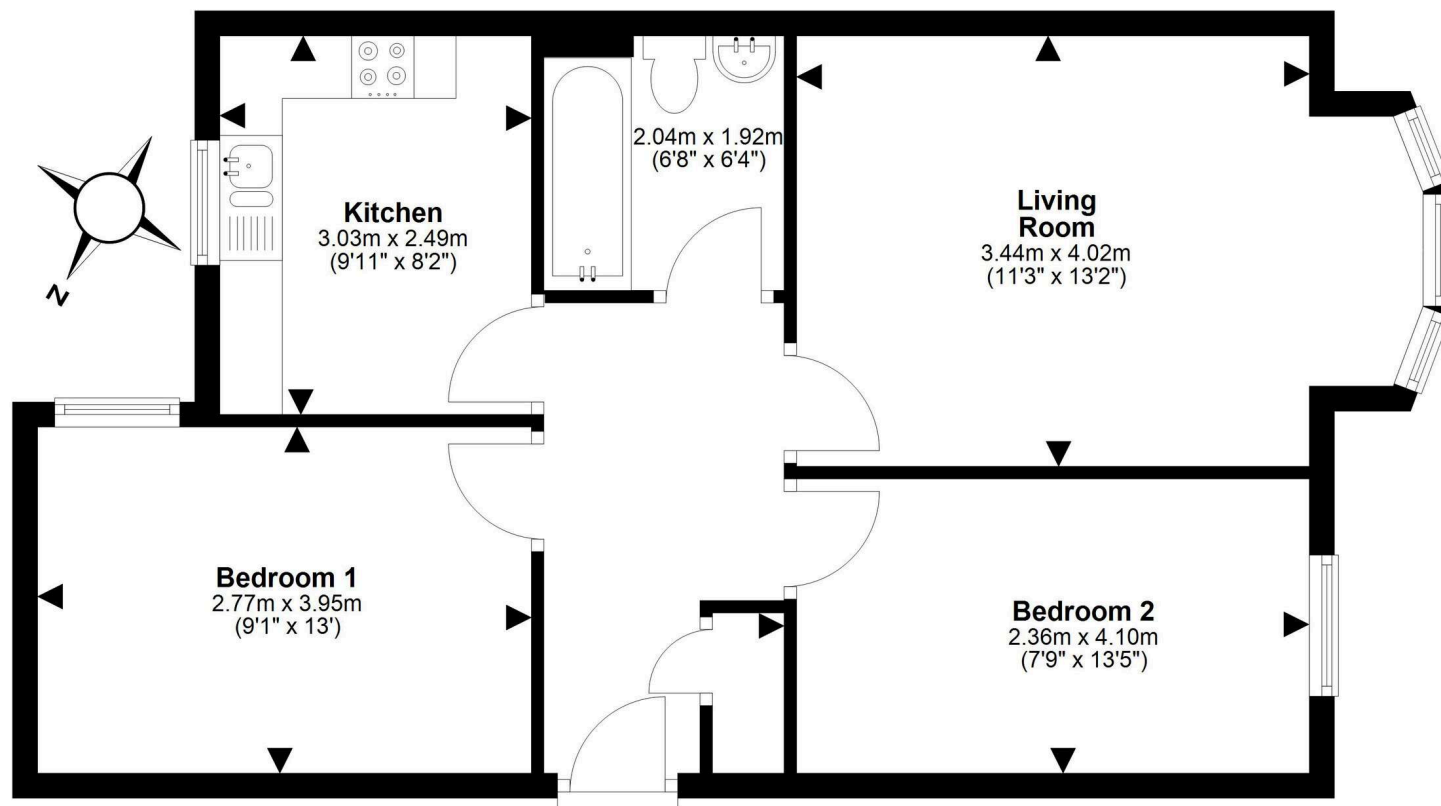
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.