



1/5 Springfield, Edinburgh

Offers Over £200,000



**RE/MAX**  
Estate



## 1/5 Springfield

Edinburgh, Edinburgh

Carol Lawton from RE/MAX Estates - Linlithgow is offering a beautifully presented second-floor flat in a prime location off Leith Walk, Edinburgh. This flat, situated in a highly sought-after area, is freshly decorated and offers a spacious lounge, a modern kitchen, bathroom and two double bedrooms.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Lounge

13' 8" x 11' 1" (4.17m x 3.38m)

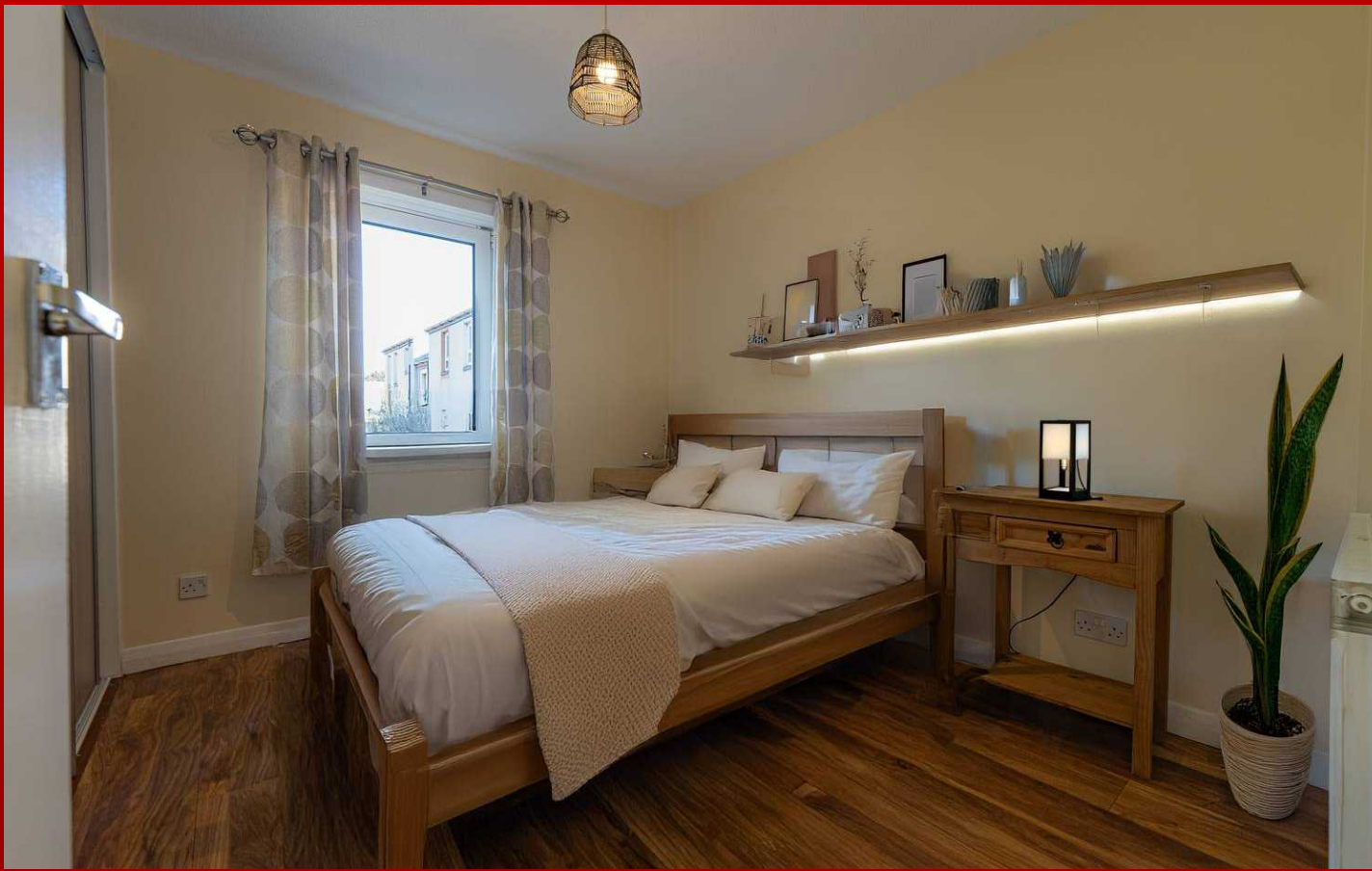
This spacious lounge is perfect for a home, featuring real wood flooring that adds warmth and elegance to the room. A central ceiling light fixture provides ample lighting, creating a welcoming atmosphere. The room includes a radiator for warmth, ensuring comfort in colder months. The lounge offers a beautiful view to the front of the property, allowing natural light to fill the space. With its generous size, there is plenty of room for freestanding furniture, giving you flexibility in how to arrange the area to suit your style and needs. The lounge also provides access to both the kitchen and the main hall, making it a central hub in the home, ideal for both relaxation and entertaining guests.

### Kitchen

7' 11" x 7' 2" (2.41m x 2.19m)

This well-sized kitchen is both functional and stylish, featuring a large rear window that offers a pleasant view and allows natural light to brighten the space. The laminate flooring adds a modern touch, complemented by sleek spot ceiling lighting that highlights the kitchen's clean design. The kitchen is equipped with splashback tiling for easy maintenance, and a stainless steel sink with a drainer and mixer taps for convenience. There is ample storage, with a good number of cabinets and units, perfect for organizing all your kitchen essentials. It includes a gas hob and oven with an extractor fan for efficient cooking. Additionally, the kitchen comes with a freestanding fridge-freezer and a washing machine, gifted by the vendor, making it move-in ready for any homeowner.





### Bedroom 2

9' 10" x 8' 4" (3.00m x 2.53m)

This cozy and inviting bedroom offers a peaceful retreat with ample space for relaxation. The room benefits from large windows that allow plenty of natural light, creating a bright and airy atmosphere during the day. It features laminate flooring, and neutral-colored walls, offering a blank canvas for personalization. With space for a double bed and additional furniture such as wardrobes, dressers, or bedside tables, the room offers flexibility in layout. The room includes a radiator for warmth, ensuring comfort year-round. Ideal for restful nights, this bedroom creates a perfect blend of comfort and style.

### Hallway

11' 9" x 2' 11" (3.57m x 0.88m)

A welcoming newly decorated hallway that provides access to two bedrooms, a bathroom, and the lounge. It features real wood flooring, center spot lighting, a radiator, good size walk in storage cupboard and a functional security entry system.





### **Bathroom**

6' 8" x 5' 10" (2.03m x 1.78m)

This well-equipped, modern bathroom boasts a sleek, contemporary design with fully tiled walls and flooring, offering both durability and easy maintenance. The centerpiece is a stylish, modern sink with a chrome mixer tap, complemented by a fitted WC. The bathroom also features a full-sized bathtub with an over-bath mains shower and a sleek glass screen for a clean, minimalist look. Additionally, for convenience and reliability, there is a second electric shower installed as a backup, ensuring consistent access to hot water. A heated towel rail adds both functionality and comfort, keeping towels warm and the space cozy. A feature mirror above the sink enhances the bathroom's aesthetic appeal while providing practical use.

### **Bedroom 1**

9' 11" x 8' 7" (3.01m x 2.61m)

The main bedroom is generously sized, featuring modern laminate flooring that adds a sleek, contemporary feel. A centrally positioned light fixture brightens the room, making it feel spacious and welcoming. The room also benefits from a radiator, ensuring comfort throughout the year. A standout feature of this bedroom is the newly installed triple-fitted wardrobes, offering ample storage space while maintaining a clean and modern aesthetic. The room boasts fresh, new decor, giving it a stylish and updated look. With views to the front of the property, this bedroom offers a perfect combination of comfort, practicality, and elegance.

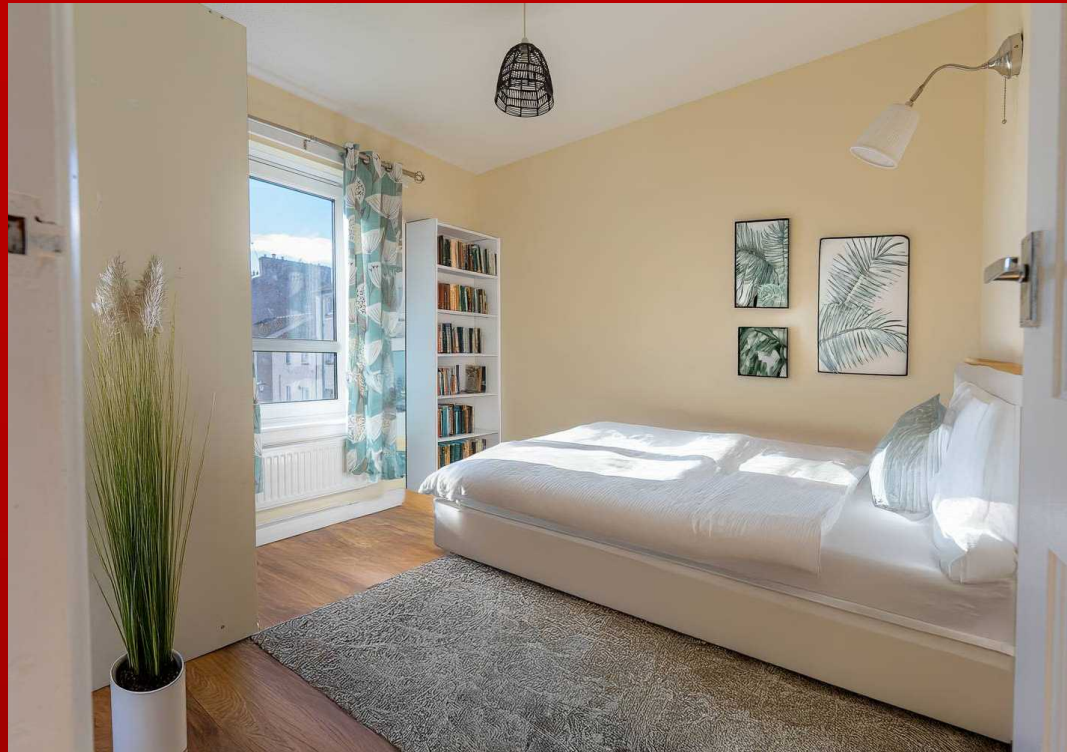


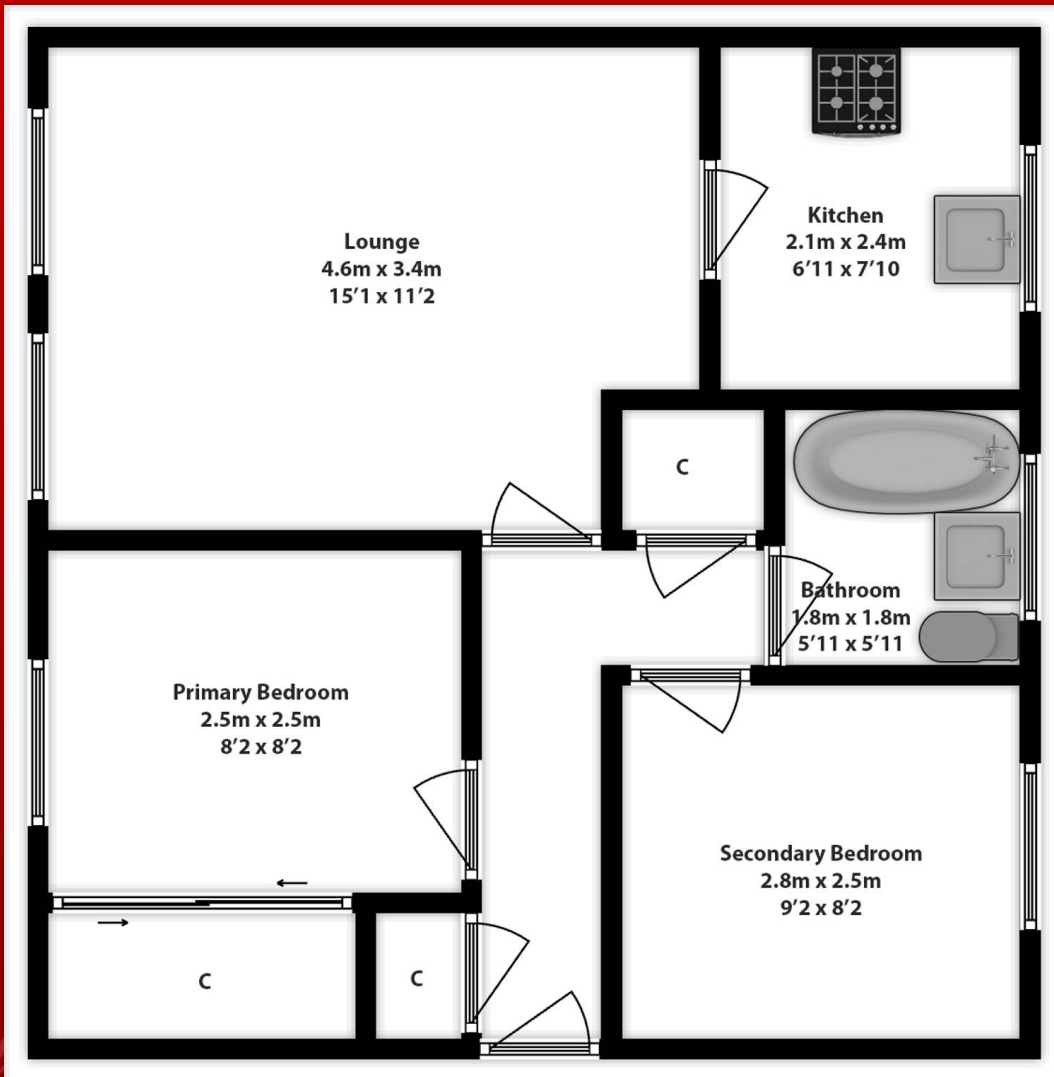


## ALLOCATED PARKING

1 Parking Space

The property has an added benefit of private parking allocation





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





## Re/max Estates

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