



26/16 Springfield Street
EDINBURGH, EH6 5DE

Hallway
Living Room
Kitchen/Dining Room
Two Double Bedrooms
Two Bathrooms
Gas Central Heating and Double Glazing
Exception Panoramic Views of Edinburgh
Allocated Parking in Secure Underground Car Park
Lift Access
EPC: B
Council Tax Band: E

A well-designed two bedroom top floor flat forming part of a modern development quietly located in the much sought after Leith area of Edinburgh. This spacious property is bright, boasts exceptional panoramic views of Edinburgh, and benefits from an allocated parking spacing in an underground car park, lift access and a secure entry system. Full gas central heating and double glazing ensures a comfortable living environment.

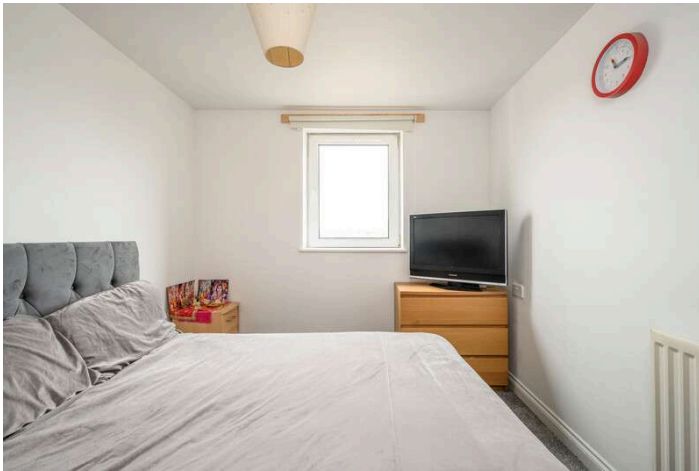
The accommodation comprises: Welcoming hallway with new carpets and two generous storage cupboards and loft access for further storage. Spacious living room with large casement window, allowing for natural light to flood the room, while offering great views. Contemporary kitchen/dining room with base and wall units with integrated appliances including electric oven, gas hob, fridge freezer and washing machine. Large master bedroom with built-in double wardrobe, modern en-suite shower room, and breath-taking views of Edinburgh's skyline including Arthur's Seat, Calton Hill and Edinburgh Castle. A second double bedroom of good size also benefits from these views while hosting its own built-in wardrobe. Family bathroom with bathtub, WC and wash basin. the property also benefits from a new boiler.

The area of Leith is located to the north of the city centre and is well served by a wide selection of excellent amenities all within walking distance of the property. These include a number of fine dining restaurants, bars and coffee shops. There are also a number of eclectic retailers as well as a Sainsbury's local and further facilities at nearby Ocean Terminal which include a number of large retail stores, cinema complex and selection of restaurants. The local area affords many pleasant walks including the open spaces of Leith Links and the Water of Leith walkway. Regular public transport services operate to and from the city centre and to surrounding areas. The Edinburgh Tram-link now runs along Leith Walk with stops all the way to Newhaven.









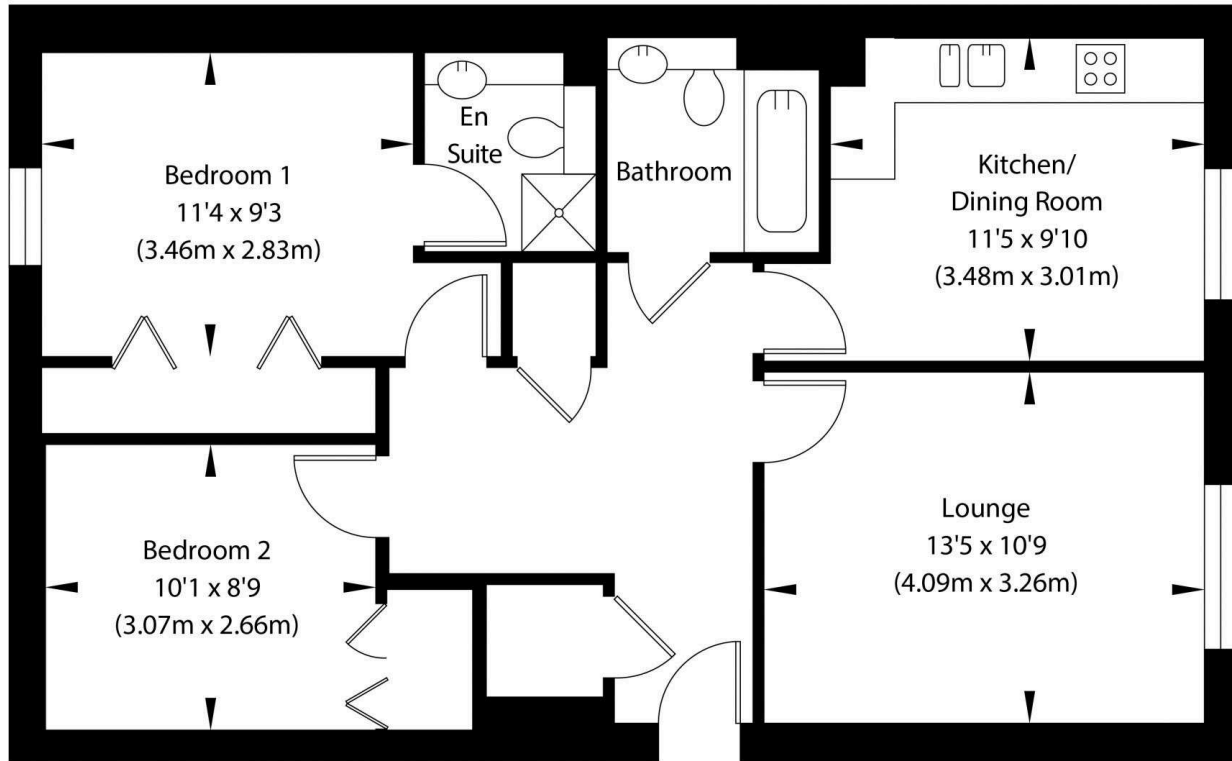


Approx. Internal Area 67.97 Sq M / 732 Sq Ft.

Not to scale. For identification only.

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Fifth Floor



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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