

KILGOUR

PROPERTY



9/11 Springfield Street, Leith, Edinburgh, EH6 5EF





- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Loft Space
- Shared Gardens
- Permit Parking
- Secure Entry System
- Council Tax – Band C
- EPC – Band C
- Factor Costs £80 pcm approx. at point of sale

Viewing by appointment through selling agent on 0131 273 5233

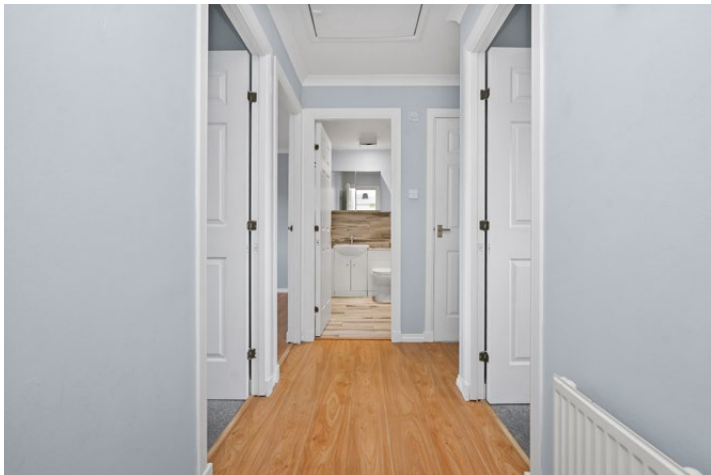
Description

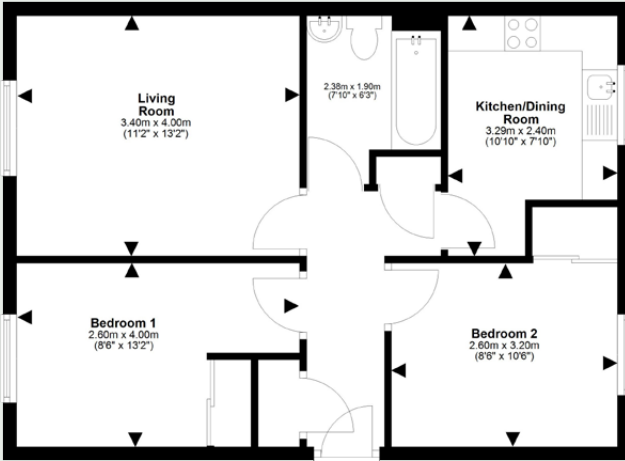
An excellent opportunity to purchase this very well located top floor apartment forming part of a sought after location close to amenities and ideally placed to take advantage of good day to day amenities.

The property benefits from gas central heating and is double glazed. There is also good storage throughout the property and it also has the added advantage of private loft space. Externally there are well maintained gardens and grounds surrounding the development and there is permit parking on hand. Entrance in to the building is gained via a secure entry system.

Location

The property is located 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.



1 2 1 C
A
B
C
EPC BANDC
COUNCIL TAX BAND

Lounge	13'2 x 11'2	4.00 x 3.40m
Kitchen	10'10 x 7'10	3.29 x 2.40m
Bedroom 1	13'2 x 8'6	4.00 x 2.60m
Bedroom 2	10'6 x 8'6	3.20 x 2.60m
Bathroom	7'10 x 6'3	2.38 x 1.90m







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95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

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