



RALPH SAYER
SOLICITORS & ESTATE AGENTS

26/5 Springfield Street

Edinburgh EH6 5DE

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Discover the perfect blend of modern living and serene surroundings in this stylish two-bedroom, two-bath apartment, nestled in an exclusive development just off bustling Leith Walk. Backing onto the pretty Pilrig Park, this generous accommodation is ideal for young professionals or as a lucrative rental investment. Housed in an impressive building, residents enjoy the convenience of secure underground parking and easy access through a grand pend that leads to a landscaped central courtyard, where you find the secure entrance lobby, with lift or stair access.

Step inside to find a welcoming hallway that flows into an inviting living room, complete with a contemporary electric fireplace that adds a touch of warmth and style. The adjacent kitchen and dining area impresses with extensive fitted cabinets, providing superb workspace and clever hidden storage, complemented by modern integrated appliances, including a fridge/freezer and dishwasher. Both bedrooms offer a peaceful retreat overlooking the courtyard, with the master suite featuring built-in wardrobes and a stylish en-suite shower room. The additional double bedroom also boasts built-in storage and has access to a chic three-piece bathroom. This apartment harmoniously combines luxury and practicality, making it a must-see for those seeking a vibrant urban lifestyle in a tranquil setting.

Property Summary

- Tucked away, just off bustling Leith Walk & backing onto Pilrig Park
- Spacious living room
- Well-appointed modern kitchen & dining room
- Master bedroom with built-in wardrobes & en-suite shower room
- Further double bedroom with built-in wardrobe
- Attractive three-piece bathroom
- Gas central & double glazing
- Landscaped courtyard & grounds
- Secure underground carpark
- EPC Rating - B | Council Tax Band - E

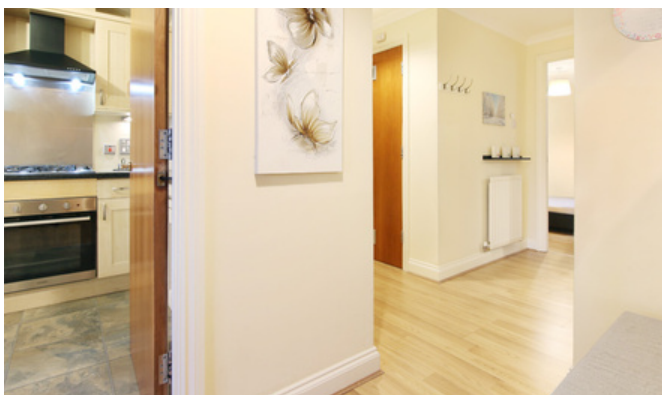
Home Report Value - £240,000







Ideal central
location to the
city centre & the
Shore district
of Leith





Externally, there is a well-maintained landscaped courtyard and grounds.

Parking: The development has ample private residents parking spaces (permitted), plus block 26 has access to secure underground car parking.

Development is factored by James Gibb, with an approximate fee of £118 per month, this covers maintenance of the communal areas and blocks building insurance.

Extras: fitted floors, curtains, blinds, washing machine and all integrated kitchen appliances to be included in the sale.

Let us help you find your next
dream property!



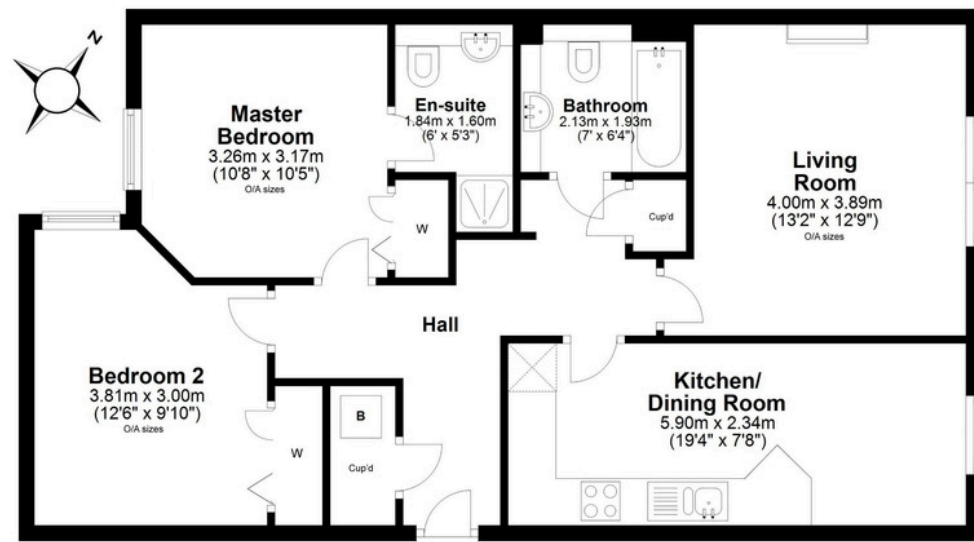
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First Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



Location



PILRIG PARK

Springfield Street is ideally located off bustling Leith Walk and the development backs onto Pilrig park. A popular, central location, perfect for commuters to the city centre or down to the Scottish Office and the vibrant Shore area. Various local amenities can be found on Leith Walk, with an abundance of independent retailers and there are a choice of eclectic bars, cafes and restaurants to chose from.

A 15 minute walk to the city centre offers high end retail shopping and access to the excellent array of bars and fine dining restaurants. An abundance of culture is all with-in easy reach, including Edinburgh's historic Architecture, it's theatres, museums and access to the Edinburgh International Festival. Leith Walk has a number of excellent, regular bus services and the tram network, which take you to the Gyle Business Park, Gyle shopping centre and to Edinburgh International Airport. Edinburgh Waverley station is a 15 minute walk or bus/tram ride away.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.