



23/8 Springfield Street
LEITH | EDINBURGH | EH6 5DE


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solicitors & estate agents



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Set on a quiet cul-de-sac in the heart of Leith, moments from excellent local amenities, quick transport links and within easy walking distance of the city centre is this bright and well presented third floor apartment. The accommodation comprises; a welcoming entrance hallway, bright lounge with electric fire, a fully fitted kitchen that currently comprises a gas hob, oven and fan, microwave, washing machine, tumble dryer, fridge/freezer and has a dining area.

There are also two well proportioned bedrooms both with built in storage and the master with an ensuite shower room with a double waterfall shower. Completing the accommodation is the bathroom also with a double waterfall shower and a heated towel rail. The property also benefits from gas central heating, double glazing and secure underground parking.

- Modern third floor apartment
- Quiet cul-de-sac setting in heart of Leith with short distance to tram line
- Secure underground parking with lift access
- Welcoming hallway
- Bright lounge with electric fire
- Fully fitted Kitchen
- Bright spacious master room with en-suite and built in wardrobe
- Further bedroom with built in storage
- Both bedrooms have great views overlooking Arthur's Seat
- Bathroom with double waterfall shower
- Gas central heating and double glazing
- Communal courtyard and Pilrig Park nearby

All integrated kitchen appliances, washing machine, tumble dryer, curtains, blinds and light fittings are included. Other items of furniture are available by separate negotiation. EPC B

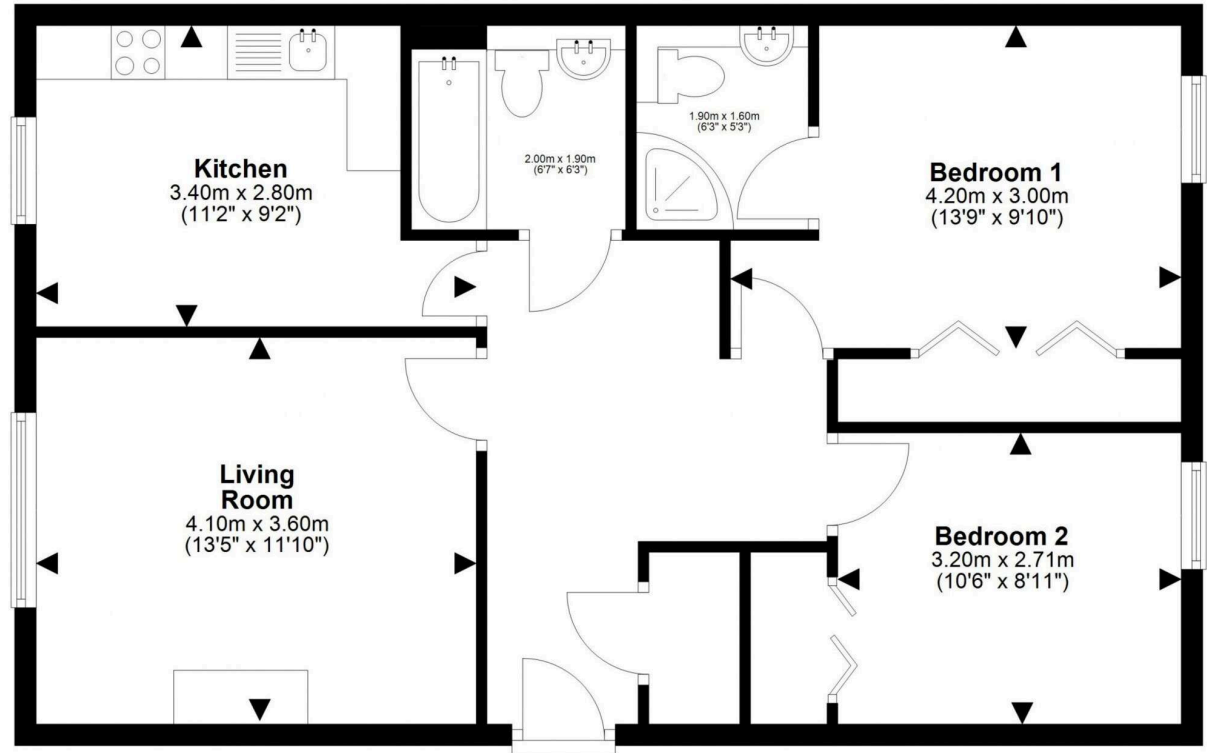
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the coolest neighbourhoods in the world in 2021 by Time Out travel magazine, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby St James Quarter Shopping Centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and the recently opened tramline will connect Leith to the city centre and will also provide direct links to Edinburgh International Airport.

Factor Fee: Paid quarterly approx £400-£500.





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

