

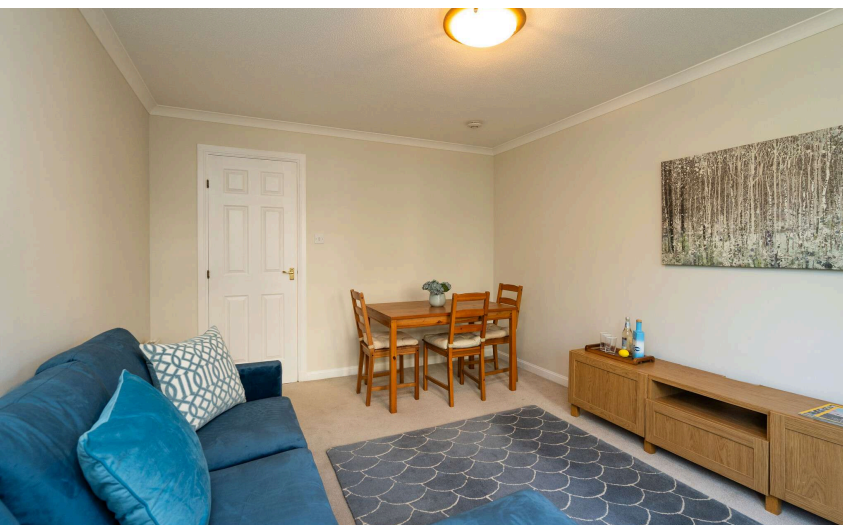
COULTERS[©]



12/6 SPRINGFIELD STREET

LEITH, EDINBURGH, EH6 5EF

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a semi-modern development off Leith Walk, 12/6 Springfield Street is a bright and spacious two-bedroom first floor flat offering comfortable accommodation in a popular location that is expected to appeal to first-time buyers and buy-to-let investors alike.

Accessed via a shared stairwell, the flat opens into a welcoming hall with storage cupboard. The south east facing sitting room features a charming bay window which floods the room with natural light and offers space for both seating and dining furniture. The separate kitchen benefits from plentiful worktop space and overlooks the communal grounds to the rear.

Both bedrooms are good-sized doubles with built-in wardrobes providing excellent storage. The bathroom is fitted with a three-piece suite including a shower over the bath.

KEY FEATURES



First floor flat with two double bedrooms.



Factored development with communal grounds.



Residents' permit parking.



Walking distance to city centre.



Situated in the heart of vibrant of Leith.



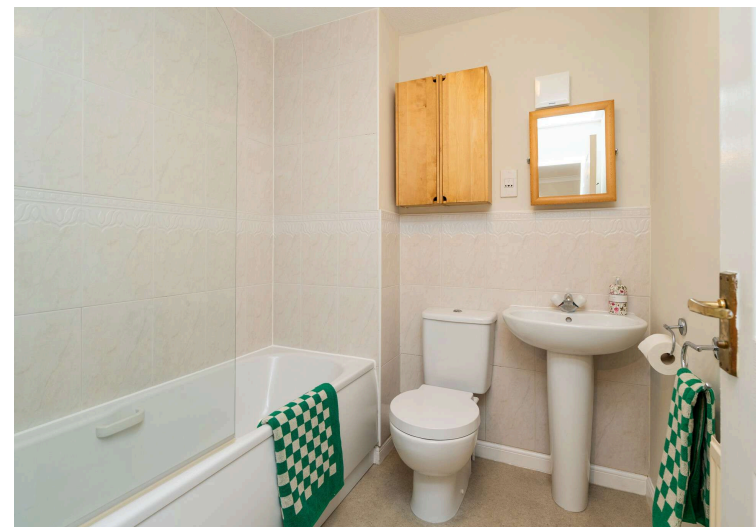
Excellent local amenities nearby.



EPC Rating - B



Council Tax Band - C



The property has a secure entry phone system, double glazing and gas central heating. Communal grounds surround the development and permit parking is available to residents.

The factor for the development is Spiers Gumley and the monthly service charges are approximately £75 which includes buildings insurance.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant district which is consistently voted as one of the world's coolest neighbourhoods. Situated just off Leith Walk, the property enjoys an excellent position from which to enjoy this popular part of the city and its many amenities including bars, restaurants, convenience stores, and takeaways. For larger shopping requirements there is a Tesco Superstore and a Lidl at the foot of Leith Walk and Ocean Terminal has a variety of high street retailers, a gym, multiplex cinema, and restaurants. Leith Victoria Swim Centre and Leith Links are less than ten minutes' walk. The fashionable Shore is also a short walk away and boasts highly acclaimed restaurants, lovely cafes and a weekly market. There is a tram stop just moments from the property which offers swift journeys into the heart of the city, connecting users to Waverley Railway Station, Edinburgh Bus Station and onwards, directly to Edinburgh Airport.

Home Report Valuation: £230,000



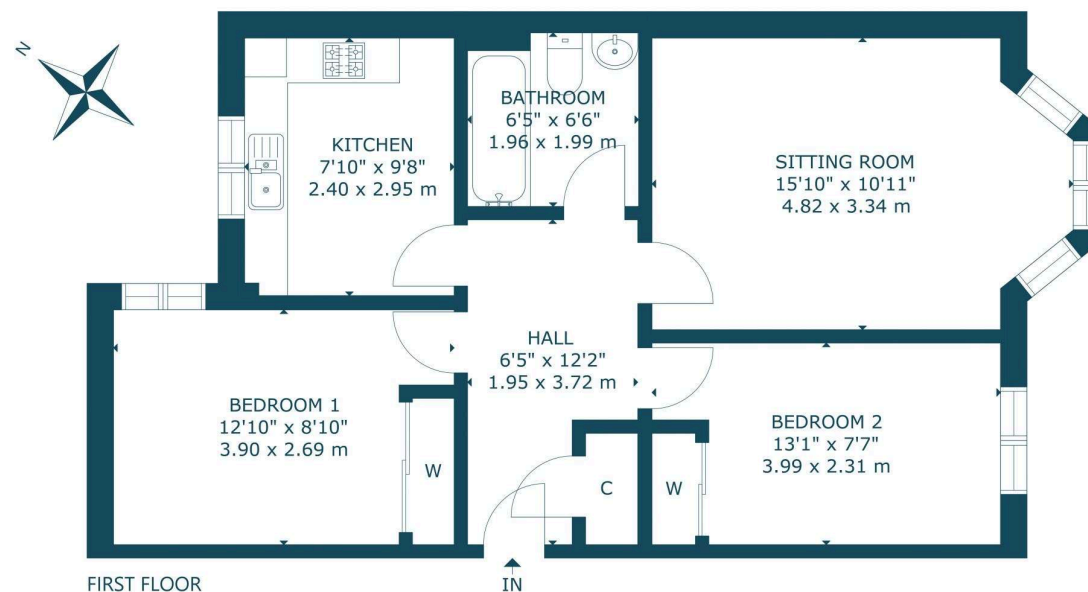
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



12/6 SPRINGFIELD STREET, LEITH, EDINBURGH, EH6 5EF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 600 SQ. FT / 56 SQ. M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk