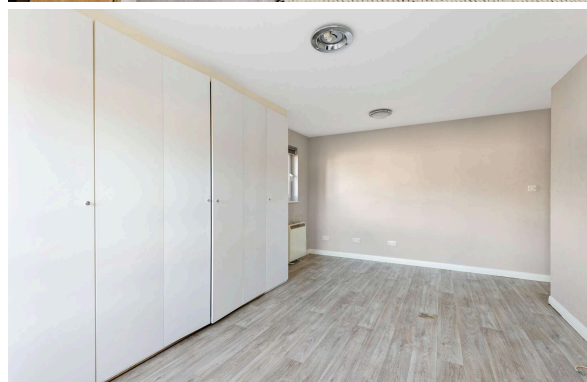
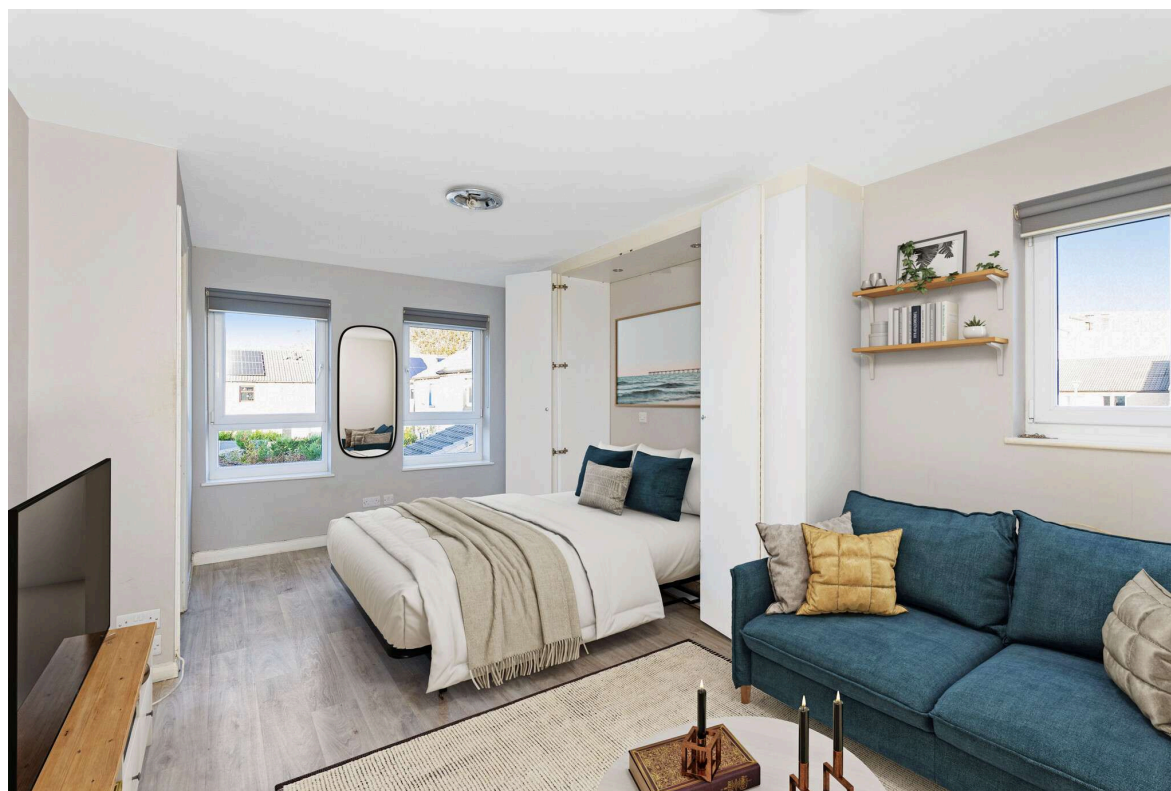




Mon - Fri
8.30 am -
5.30 pm
P Permit holders **D7**
or
Pay by phone
0131 516 4000
quoting location
12749
Max stay 4 hours

112/6 Springfield
LEITH | EDINBURGH | EH6 5SD


warners
solicitors & estate agents



112/6 Springfield

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Excellent first time buyer opportunity - a rarely available first floor studio flat with allocated parking, peacefully tucked away in a cul-de-sac bordering the green expanse of Pilrig Park and only a short walk from the fabulous Leith amenities and tram services.

Springfield is a popular established development located just off Balfour Street, which in turn leads off Leith Walk. It's an idea location for anyone looking for a quiet position but with very easy access to all manner of amenities, with the City Centre and the fashionable Shore district both only a short journey away. The main room of the flat has been cleverly designed to ensure multi purpose usage, with ample floor space for living and sleeping. Windows on two elevations allow plenty of natural light to filter in. Built in hanging and shelved storage is arranged either side of a concealed pull down bed. Lying off this room is the separate kitchen with window, attractively fitted with on-trend grey gloss units. A modern white suite features in the bathroom, which also includes an electric over-bath shower and wet walling. A handy storage cupboard is located off the entrance hallway. Communal areas within the development are factored and include a nearby parking space allocated to this property.

- Dual aspect living/dining/bedroom with concealed bed and built-in storage
- Grey gloss fitted kitchen
- Modern bathroom/electric shower
- Entrance hall/deep store cupboard
- Double glazing & Electric heating
- Security entry phone system
- Landscaped communal grounds
- Allocated parking space
- Excellent local amenities and transport links
- Pilrig Park only a stone's throw away

Energy Rating C, Council Tax B

All fixtures, fittings, integrated appliances and blinds are included in the sale.

Factor fees approximately £560 per annum, payable to trinity factoring.

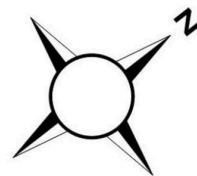
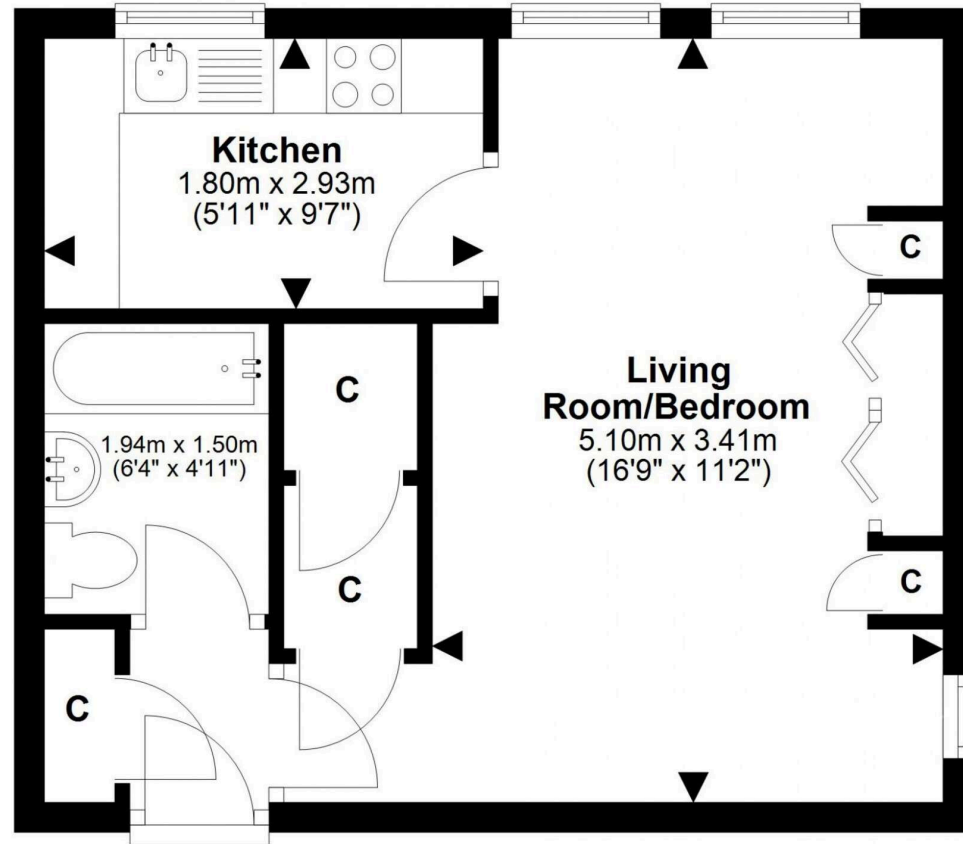
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



In 2023 Time Out listed vibrant Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets at the nearby St James Quarter. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market. 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. For the fitness enthusiast, Leith Victoria Swim Centre has a swimming pool, fitness classes, and gym. The area benefits from an excellent public transport system with 24-hour buses and trams.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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