









13 Springfield

Leith | Edinburgh | EH6 5SF

This charming one-bedroom main door upper villa is presented to the market in excellent order and benefits from an allocated parking space. The property forms part of a small, quiet modern development set just off Leith Walk, tucked behind the attractive Pilrig Park and within comfortable walking distance of Edinburgh City Centre. Its superb location and move-in condition make it an ideal first purchase or a strong buy-to-let investment opportunity.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  EPC Rating – D
-  Council Tax Band - B



Description

Accessed via its own main door, the accommodation begins with a private internal staircase leading to a bright front-facing reception room overlooking the peaceful courtyard setting. The room is finished with neutral décor and carpeting, providing ample space for both lounge and dining furniture. An inner hallway connects to the kitchen, bedroom and bathroom, and benefits from generous built-in storage as well as access to a floored loft space for additional storage.

The kitchen is well equipped with a good range of fitted wall and base units, tiled splashbacks and a selection of integrated and freestanding appliances which are included in the sale. The spacious double bedroom features modern décor, fitted carpet and deep mirror-fronted wardrobes offering excellent storage. The bathroom is fully tiled and fitted with a white three-piece suite including an electric shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

Externally, the property benefits from an allocated parking space within the development.

Viewing

Please contact Neilsons on 0131 625 2222.





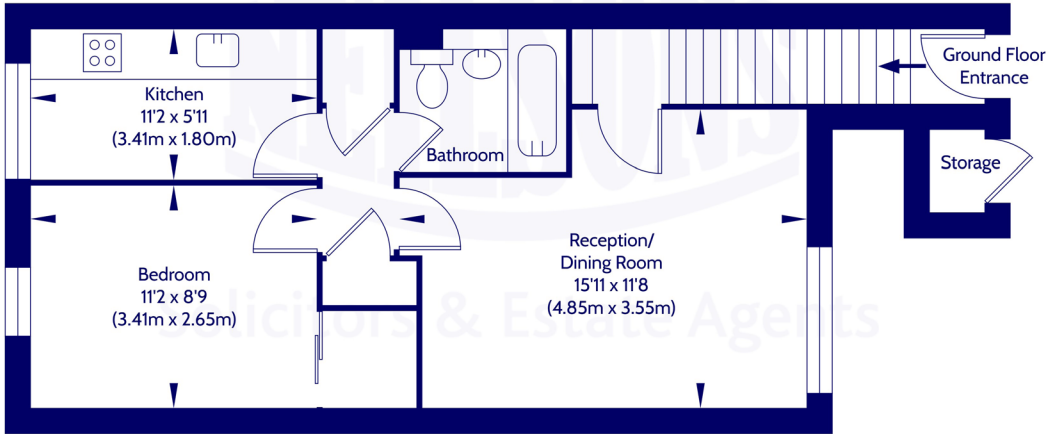
Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of notable specialist shops, cafes, restaurants and bars on Leith Walk, named as one of the world's top five coolest neighbourhoods by Time Out. 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 beyond providing approx. thirty minute travel times to Edinburgh airport and five minute travel times to the waterfront and city-centre respectively.



Approx. Gross Internal Floor Area 44 Sq M / 471 Sq Ft.

1st Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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