



Leith

27 Springfield
EH6 5SF



Terraced House

FIXED PRICE £245,000

- Vestibule
- Living room
- Kitchen
- Conservatory
- 2 bedrooms
- Bathroom with shower
- Gas central heating
- Double glazing
- 2 bedrooms
- Private front and rear gardens
- Enclosed private parking space
- Attic storage



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 2 bedroomed terraced house within the popular Springfield development off Leith Walk. Leith offers a range of local amenities including Tesco and Lidl supermarkets and a choice of independent shops, bars, cafés and restaurants. There is an excellent regular bus and tram (opening soon) service taking you to the City Centre and further afield. The nearby Shore area offers a further choice of bistros and bars. The Ocean Terminal offers recreational facilities such as a multi-screen cinema, 24-hour gym and High Street stores. The area is serviced by regular bus and tram services to the City Centre and surrounding areas.

The house opens to an entrance vestibule which takes you to the living room. The living room is front facing and has a staircase to the upper landing and the kitchen off. The kitchen offers wall and base units, integrated oven with electric hob, and a conservatory off which gives direct access to the rear garden. Upstairs the landing has a hatch to the floored attic, and gives access to the rest of the accommodation. There are 2 double bedrooms with built in storage cupboards, one to the front and another to the rear. Completing the accommodation is an internal bathroom with partially tiled walls, bath with mains powered shower unit, WC with concealed cistern, and a wash hand basin.

The property further benefits from gardens to the front, and an easy to maintain garden to the rear. The house also has an enclosed private parking space, gas central heating and double glazing.

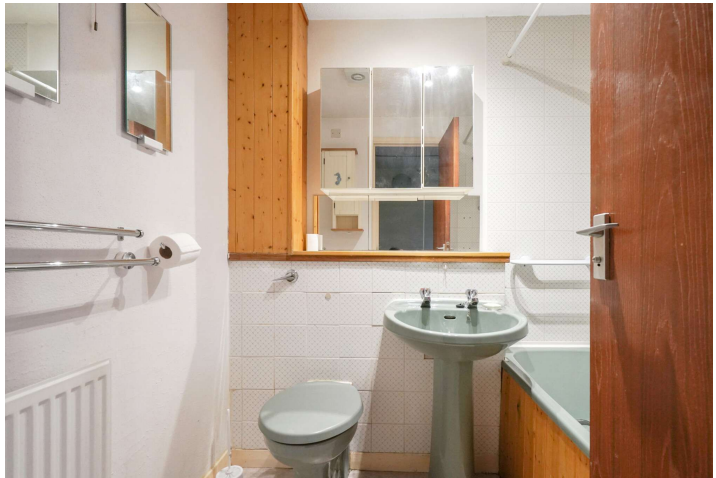
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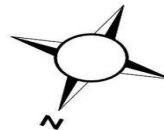
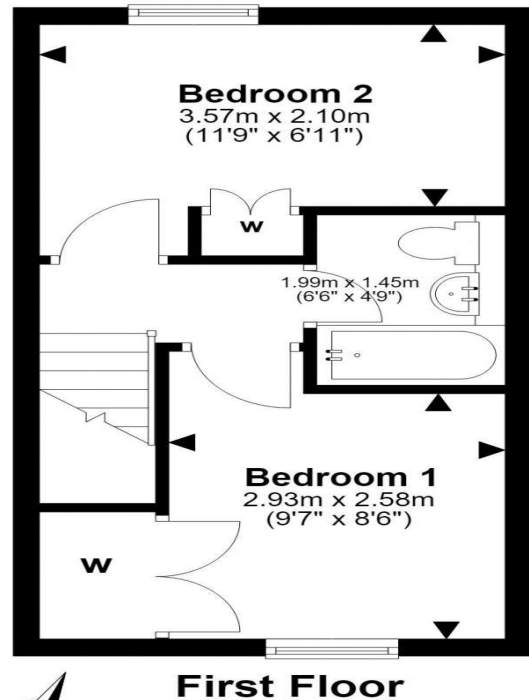
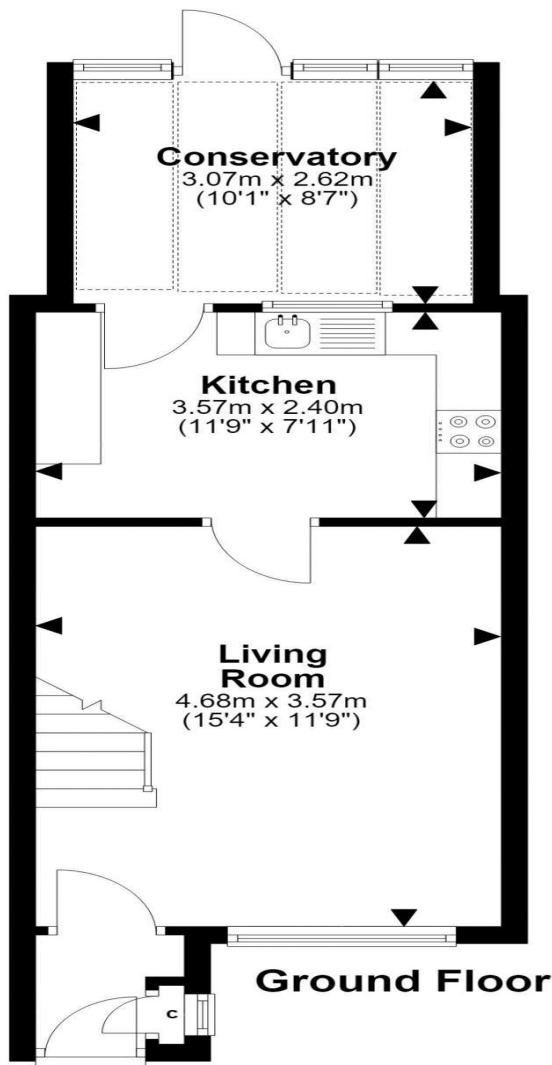
To include the aforementioned white goods, carpets curtains/blinds, and sheds (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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