



EXTERNAL 3

FLAT / APARTMENT · EDINBURGH

# 23/5 Springfield Street, Edinburgh, EH6 5DE

Edinburgh EH6 5DE

OFFERS OVER  
**£250,000**

A well-proportioned two-bedroom flat, quietly positioned within a popular city-centre development in the vibrant Leith area of Edinburgh.

2

BEDROOMS

2

BATHROOMS

1

RECEPTION

ABOUT THE HOME

A well-proportioned two-bedroom flat, quietly positioned within a popular city-centre development in the vibrant Leith area of Edinburgh.

KEY FEATURES

Double Glazing

Gas Central Heating

Lift Access

Residents' Parking

En-Suite Bathroom

Security Entry System

A fantastic opportunity to purchase a well-proportioned two-bedroom second-floor flat, quietly positioned within a popular city-centre development in the vibrant Leith area of Edinburgh. Offering generous room sizes, private parking, secure entry and superb views towards Arthur's Seat, this property combines the convenience of city living with a peaceful residential setting.

The accommodation comprises a welcoming entrance hallway leading to a spacious living area, a well-proportioned kitchen and two good-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while there is also a separate family bathroom.

The kitchen is fitted with a range of integrated appliances, including a fridge freezer, oven and hob, together with a washing machine. The property offers excellent scope for a new owner to put their own stamp on the space and create a stylish home tailored to their own taste.

One of the property's standout features is the impressive outlook towards Arthur's Seat, providing a wonderful backdrop from a home so conveniently positioned within the city. The development itself offers a peaceful environment, creating a welcome contrast to the hustle and bustle of the city centre.

Leith is one of Edinburgh's most popular and sought-after areas, renowned for its vibrant atmosphere and excellent choice of independent cafés, restaurants, bars and local shops. The area has undergone significant regeneration in recent years, while retaining its distinctive character and strong sense of community. The nearby Shore and Leith Walk offer an excellent selection of places to eat, drink and socialise, while Ocean Terminal and the waterfront provide further shopping, leisure and dining options.

The property is also well placed for access to Edinburgh city centre, with excellent public transport connections making commuting around the city straightforward. The location provides easy access to the wider city while allowing residents to enjoy all that Leith has to offer right on their doorstep.

Further benefits include private parking and secure main-door entry, making this an attractive proposition for first-time buyers, professionals, downsizers and investors alike.

## ACCOMMODATION

# Room by room

LIVING ROOM

KITCHEN

HALLWAY

MASTER BEDROOM

EN-SUITE

SECOND BEDROOM

FAMILY BATHROOM

## IN PICTURES



EXTERNAL 1



LIVING ROOM



KITCHEN 2



BEDROOM 1.1



— BEDROOM 1.2



— EN-SUITE



— BEDROOM 2.2



— BEDROOM 2,3



— BATHROOM



— VIEW

LAYOUT

235 Springfield Street Floorplan

23/5 Springfield Street, Edinburgh, EH6 5DE

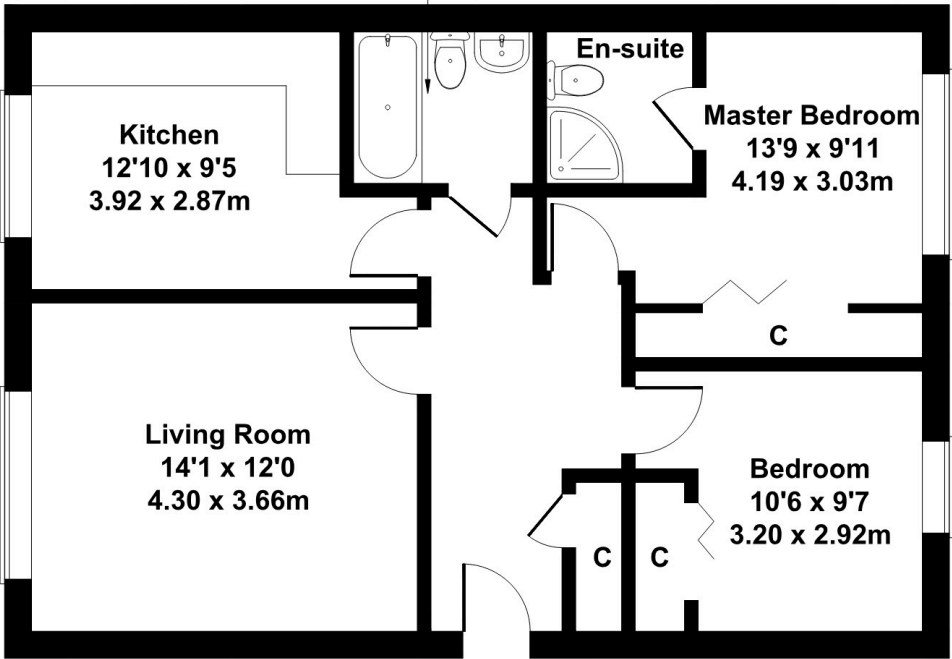
Approximate Gross Internal Area

710 sq ft - 66 sq m

Bathroom

6'7 x 5'7

2.00 x 1.69m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

|                         |                  |
|-------------------------|------------------|
| Property type           | Flat / Apartment |
| Bedrooms                | 2                |
| Bathrooms               | 2                |
| Reception rooms         | 1                |
| Entrance level          | 2nd Floor        |
| Floors in building      | 1                |
| Condition (as recorded) | Some work needed |
| Year built              | Not confirmed    |

OUTSIDE & ACCESS

|                        |                 |
|------------------------|-----------------|
| Parking                | Allocated       |
| Outside space          | Communal Garden |
| Accessibility features | Lift            |

SERVICES

|             |               |
|-------------|---------------|
| Heating     | Gas Central   |
| Electricity | Mains         |
| Water       | Mains         |
| Sewerage    | Mains         |
| Broadband   | Not confirmed |

TENURE & COSTS

|                       |               |
|-----------------------|---------------|
| Tenure                | Freehold      |
| Council tax           | Band E        |
| Council tax exempt    | No            |
| Annual service charge | Not confirmed |
| Annual ground rent    | Not confirmed |
| Shared ownership      | No            |
| New home              | No            |
| For sale by auction   | No            |

RIGHTS, RESTRICTIONS & FLOOD RISK

|                            |                          |
|----------------------------|--------------------------|
| Restrictions               | [Disclosure v1: Unknown] |
| Rights of way              | [Disclosure v1: Unknown] |
| Required access            | [Disclosure v1: Unknown] |
| Flooded in last five years | No                       |
| Sources of flooding        | Not confirmed            |
| Flood defences             | Not confirmed            |



ARRANGE A VIEWING

23/5 Springfield Street, Edinburgh,  
EH6 5DE

Offers over £250,000

---

TELEPHONE

**0131 445 9900**

EMAIL

**[enquiries@rentlocally.co.uk](mailto:enquiries@rentlocally.co.uk)**

ONLINE

**[rentlocally.co.uk](https://rentlocally.co.uk)**

These particulars are prepared from the marketing information recorded for this property and are intended as a general guide. They do not form part of any offer or contract. Photographs and floorplans are for illustration; fixtures, measurements, services and appliances have not been tested or verified. Residential property marketed for sale in Scotland requires a Home Report; prospective purchasers should obtain and read the Home Report for this property and rely on their own enquiries and their solicitor's advice.