



24/8 Springfield Street
LEITH | EDINBURGH | EH6 5DE


warners
solicitors & estate agents



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Nestled in a secluded cul-de-sac, this beautifully presented second-floor apartment offers the perfect blend of tranquillity and city living. Just moments from vibrant local caf s, shops, excellent bus and tram links and within easy walking distance of Edinburgh's city centre, this is an exceptional opportunity to enjoy one of the capital's most sought-after neighbourhoods.

Step inside to a bright and welcoming entrance hall with two deep storage cupboards. The spacious lounge is filled with natural light and features an elegant fireplace, creating a warm and inviting space to relax. The contemporary dining kitchen enjoys attractive kitchen units and generous dining space making it an ideal setting for everything from morning coffee to entertaining guests. The impressive principal bedroom boasts fitted wardrobes and a stylish en-suite shower room with a walk-in shower and modern vanity unit. A second generous double bedroom also benefits from built-in wardrobes, while the accommodation is completed by a sleek main shower room. Additional highlights include gas central heating, double glazing and the convenience of secure underground parking.

- Quiet setting in the heart of Leith close to trams
- Secure parking, gas central heating and double glazing
- Welcoming hallway with deep storage
- Bright twin windowed lounge with feature fireplace
- Contemporary dining kitchen with attractive units
- Two large double bedrooms
- Two stylish shower rooms

Energy Rating B. Council Tax band E.

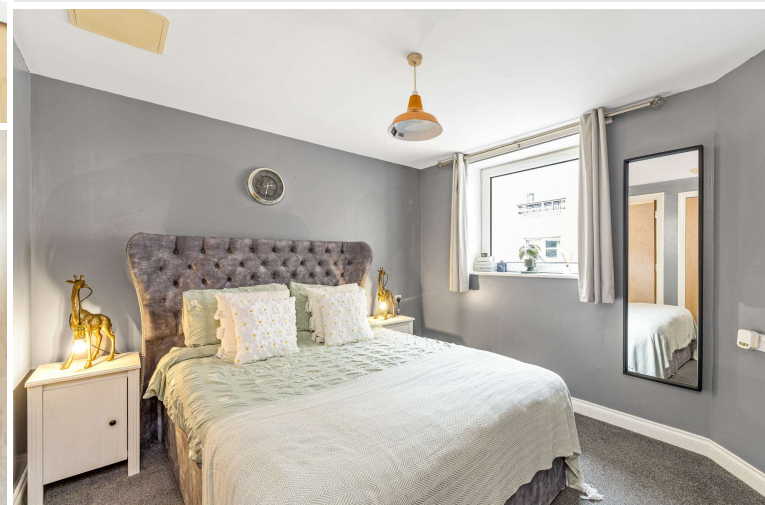
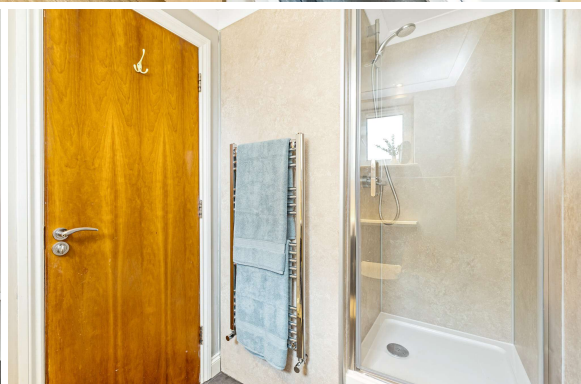
Included in the sale will be all curtains, blinds, and the washing machine (condition not warranted). Some items of furniture may be available by separate negotiation.

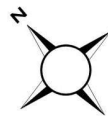
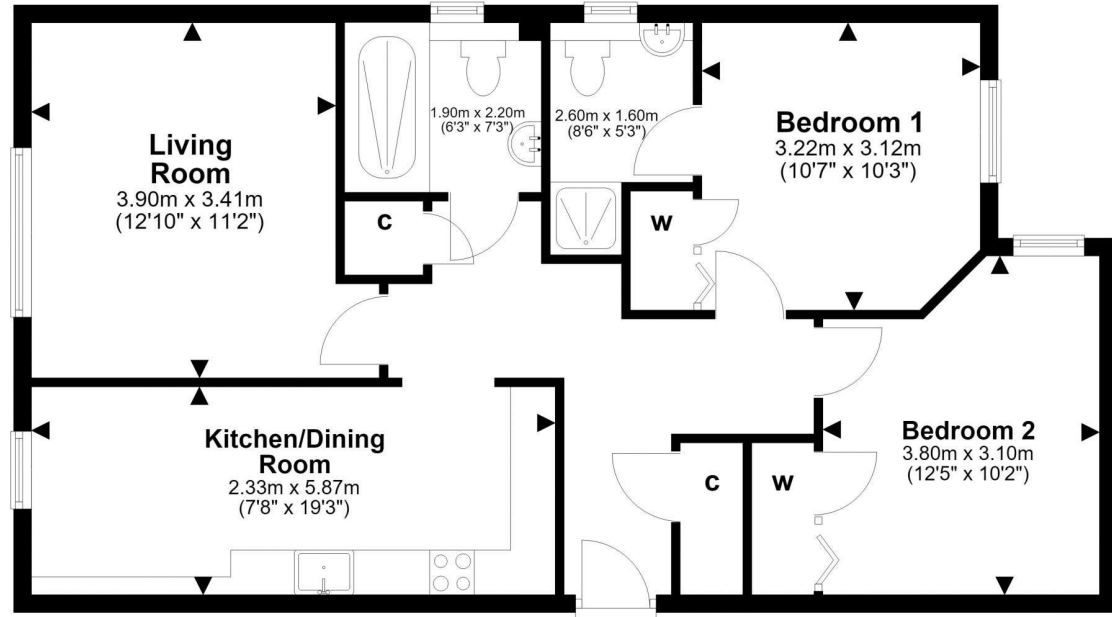
Factor fee of  530 per quarter approx.

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



The vibrant area of Leith which Time Out listed as one of the coolest places to live 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, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. 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 is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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.