



10/7 Springfield Street
LEITH | EDINBURGH | EH6 5EF


warners
solicitors & estate agents



10/7 Springfield Street

LEITH | EDINBURGH | EH6 5EF

This impressive top-floor flat forms part of a well-established modern development in the highly sought-after Leith district, ideally positioned close to Edinburgh city centre, excellent local amenities, and superb transport links. Offering an excellent opportunity for first-time buyers or buy-to-let investors alike, the property further benefits from residents' parking, gas central heating, double glazing, and hard-wired smoke alarms. Early viewing is highly recommended.

The accommodation comprises a secure entry system leading to a welcoming hallway, a spacious and bright lounge/dining room with an attractive open outlook, and a contemporary fitted kitchen complete with integrated appliances. The generously proportioned double bedroom features built-in mirrored wardrobes, while the bathroom is fitted with a modern three-piece suite and mains-powered shower over the bath.

Externally, the property is set within well-maintained communal grounds, with ample residents' parking located to the front. There is also a secure bike store and bin store conveniently situated nearby.

- Desirable top-floor flat within a modern development
- Sought-after Leith location close to the city centre
- Bright and spacious lounge/dining room with open outlook
- Generous double bedroom with built-in mirrored wardrobes
- Residents' parking plus secure bike and bin storage
- Ideal for first-time buyers or buy-to-let investors

Fees payable to factor approx. £70 per month.

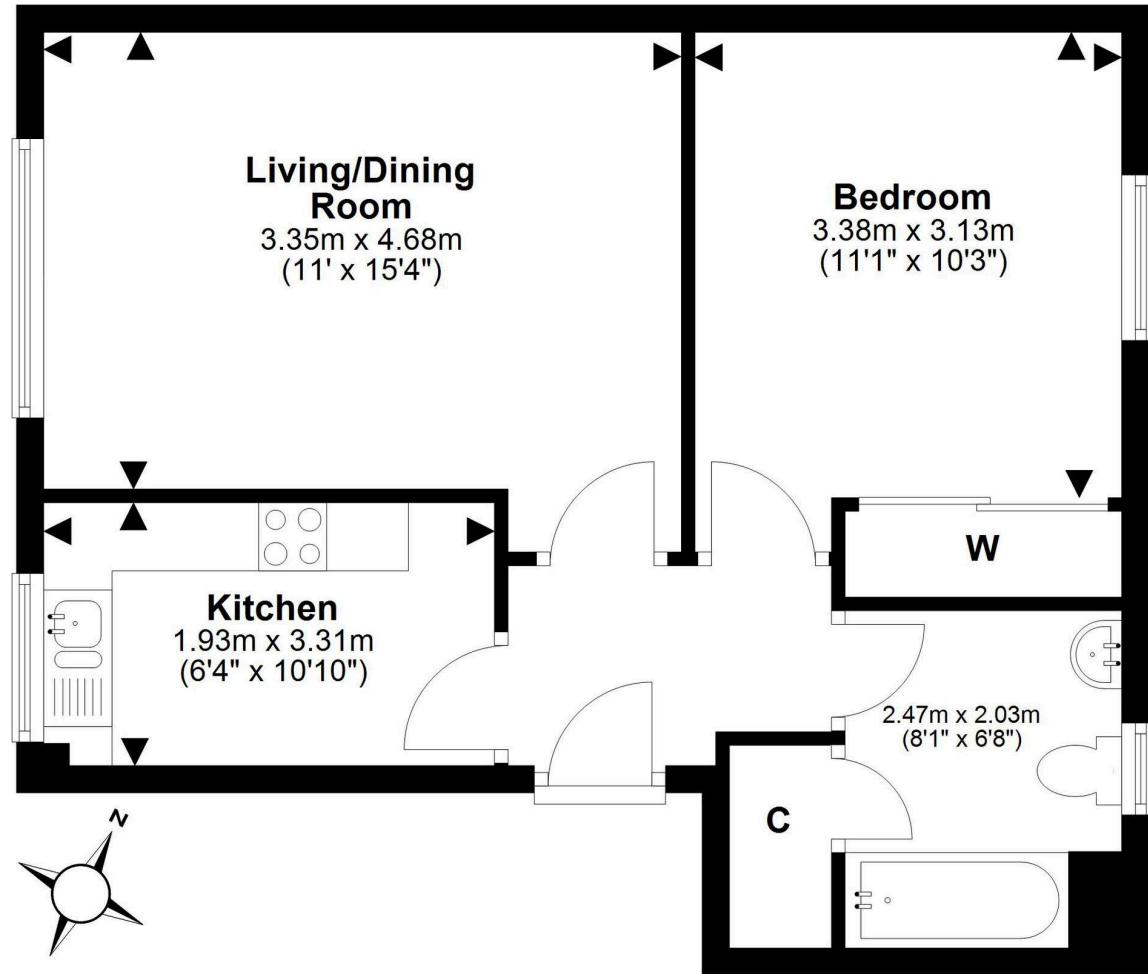
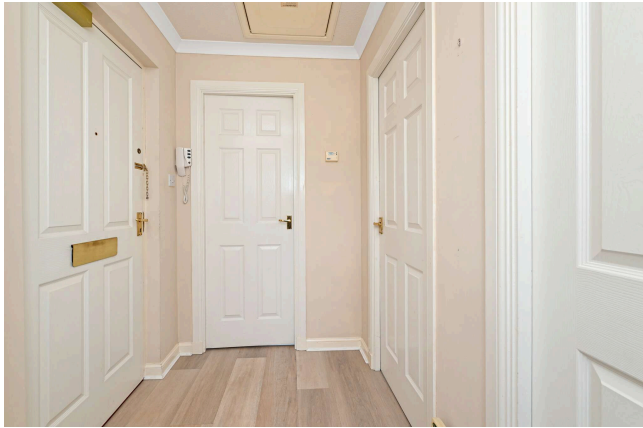
All fixtures, fittings and kitchen appliances will be included in the sale.

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



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it 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. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.