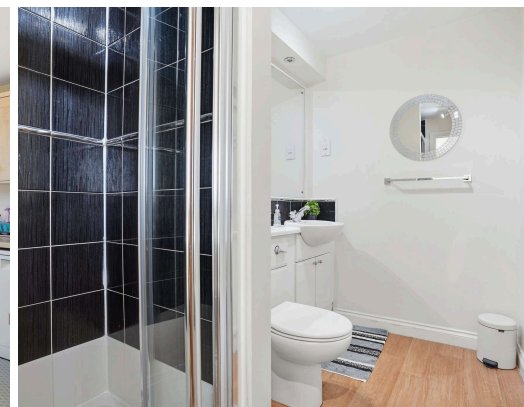
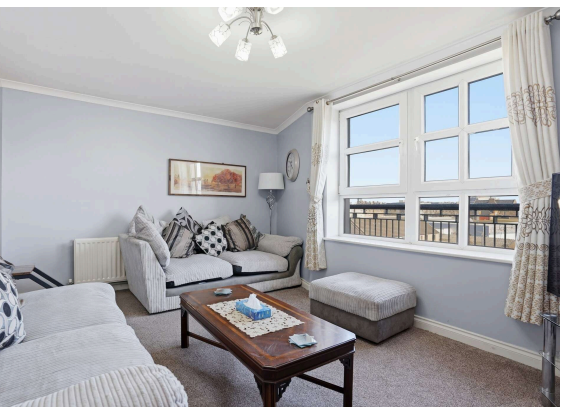




26/12 Springfield Street
Edinburgh, EH6 5DE

- A well-presented, two bedroom flat, forming part of a modern development
- Located in the much sought after area of Leith
- Benefits from lift access and private underground parking
- EPC: Rating B
- Council tax band: E





Conveniently situated in the much sought after area of Leith, this bright, well-presented, two bedroom, third floor flat, forms part of a modern development and is an ideal opportunity for first-time buyers and buy-to-let investors alike.

The property enjoys beautiful views across the city of Edinburgh and benefits from private underground parking, lift access and a secure entry system. While full gas central heating and double glazing ensure a comfortable living environment.

Accommodation in summary:

Welcoming hallway with a generously deep storage cupboard, a large living room with an electric fireplace and lovely views over the city. A fitted kitchen/dining room with base and wall-mounted units and appliances, including a fridge freezer, a dual electric fan oven, a gas cooker with hood, a washing machine and a dishwasher. There are two double bedrooms of good size with large built-in wardrobes, with the primary boasting an en-suite shower room. Finishing the accommodation, is a family bathroom, consisting of a three-piece suite, including a shower over bath.

Externally, the property benefits from well-maintained communal grounds, residents' permit parking and secure private underground parking and bike store, which can be accessed via an electric door or by the lift.

Location:

The area of Leith is located to the north of the city centre and is well served by a wide selection of excellent amenities, all within walking distance of the property. These include a number of fine dining restaurants, bars and coffee shops. There are also a number of eclectic retailers, as well as a Sainsbury's local and further facilities at nearby Ocean Terminal, which include a number of large retail stores, a cinema complex and a further selection of restaurants. The local area affords many pleasant walks, including the open spaces of Leith Links and the Water of Leith walkway. Regular public transport services operate to and from the city centre and to surrounding areas. The Edinburgh Tram-link runs all the way from Newhaven, through the city centre, and west toward Edinburgh International Airport.



Total: 847 sq. Ft. 79 m²
1st Floor: 847 sq. Ft. 79 m²
Excluded Areas: Storage: 37 sq. Ft. 3 M², Fireplace: 6 sq. Ft. 1 M², Walls: 67 sq. Ft. 7 m²
(Illustrative Figures Only. Measurements Are Deemed Highly Reliable But Not Guaranteed)



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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