



24/6 Springfield Street
LEITH | EDINBURGH | EH6 5DE


warners
solicitors & estate agents



24/6 Springfield Street

LEITH | EDINBURGH | EH6 5DE

Set in a quiet cul-de-sac in the heart of Leith, moments from excellent bars, restaurants and cafes and close to quick tram and bus routes is this spacious first floor apartment. Boasting stunning views, secure allocated underground parking, lift access, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two storage cupboards and secure entry, a bright and spacious living room with twin windows, a fully fitted kitchen with stunning views of Arthur's Seat that currently comprises a fridge/freezer, dishwasher, washer/dryer, electric hob, oven and fan. There are three well-proportioned bedrooms, with built in storage in bed room 1 and 3. Completing the accommodation is both the bathroom with waterfall shower over the bath and a heated towel rail and a further separate shower room with shower, WC and heated towel rail.

- Modern first floor apartment with stunning views
- Secure allocated underground parking
- Lift access Welcoming hallway
- Bright and spacious living room
- Fully fitted kitchen with views of Arthur's Seat
- Three bedrooms with storage
- Two bathrooms
- Gas central heating and double glazing.

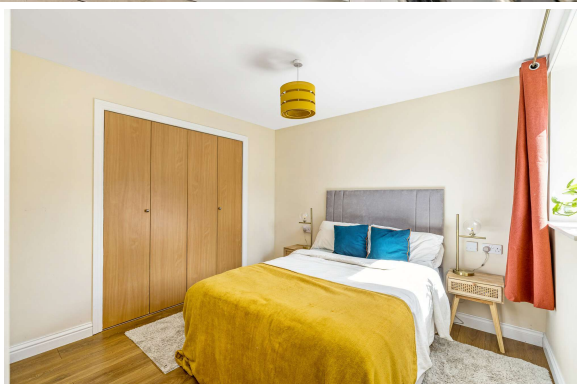
Council Tax E. Energy Rating B. Factor fee payable to James Gibb
Address: 23 Alva St, Edinburgh, EH2 4PS. Approximate charge per month: £157 plus £17 sinking fund.

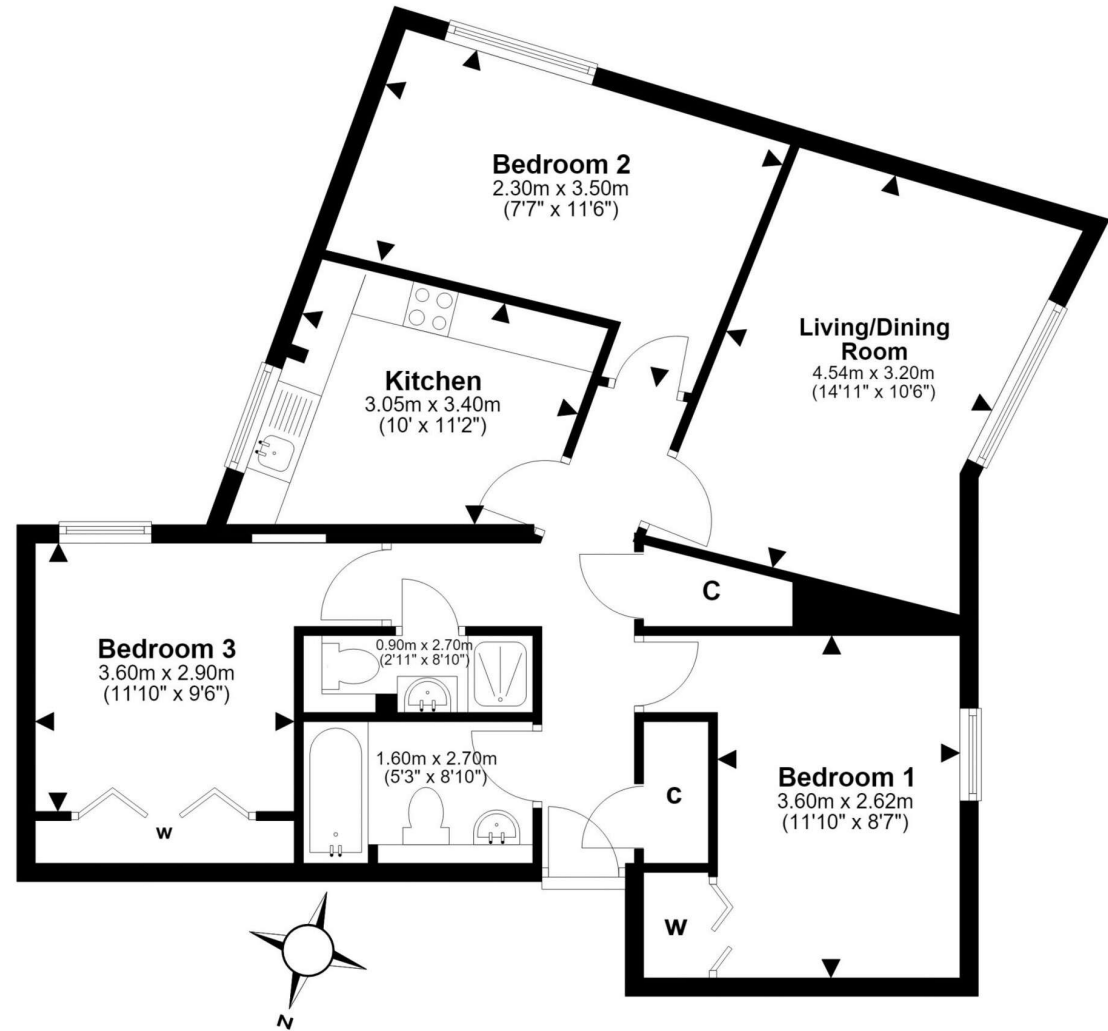
All fixtures, fittings, integrated kitchen appliances, dishwasher and light fittings will be included in the sale. Curtains will be excluded from the sale.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Tom Kitchen's restaurant is a stone throw away and Martin Wishart only a short walk away. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. 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 multi-screen 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, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International 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.