



# Leith

17/5 Springfield Lane  
EH6 5EE



## Second Floor Flat

OFFERS OVER £210,000

- Hallway
- Living room
- Kitchen
- 2 double bedrooms
- Bathroom
- Electric heating
- Double glazing
- Private single garage
- Zoned on street parking
- Excellent transport links

Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321

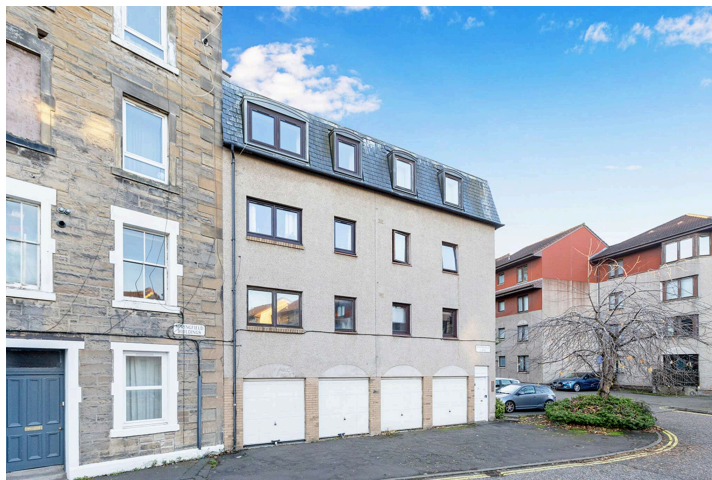












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Viewing is highly recommended of this spacious 2 bedroomed flat situated within the ever-popular Leith area. There is a wide selection of shopping facilities all within easy reach in addition to a choice of cafes and bars. The property is a short distance from the trendy shore area and would appeal to a variety of first-time buyers and buy to let investors. There is a range of High Street shops, cafes, restaurants, multi-screen cinema and gym in the nearby Ocean Terminal as well as regular bus and tram services to the City Centre and surrounding areas.

The flat is accessed via a shared stair and opens to an entrance hall which has an entry phone handset, a deep storage cupboard, and the rest of the flat off. The well-proportioned living room features 2 built in storage cupboards, and the kitchen off. The kitchen benefits from base and wall units, integrated oven and electric hob, fridge freezer, and a freestanding washing machine. The flat benefits from two front facing double bedroom both of which have built in mirrored wardrobes. Completing the accommodation is a bathroom with partially tiled walls, WC, wash hand basin, and a bath with an overhead electric powered shower unit.

Additional benefits include electric heating, double glazing, a private single garage situated at the front of the building, and additional on street parking (zoned)

## EXTRAS

All aforementioned white goods, curtains/ blinds, carpets and light fittings to be included in the sale (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

Factor - Charles White - 14 New Mart Road, Edinburgh, EH14 1RL - Approx £50 per month

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**