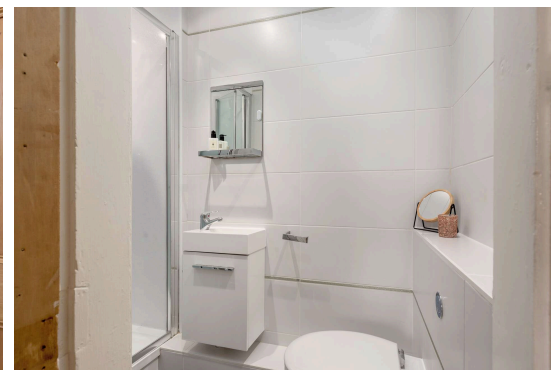
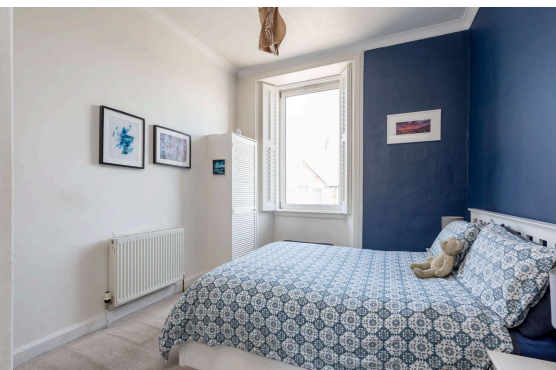


**2/8 Springwell Place
EDINBURGH EH11 2JA**

Offers Over £160,000

- Exceptional 1 bed tenement flat
- Lounge/Diner
- Kitchen with ample storage
- Double bedroom with fitted wardrobes
- Bathroom with three piece suite
- Communal Gardens
- Residents permit parking

Council Tax Band: B
Tenure: Freehold
Annual Service Charge: N



exceptional 1 bed Second Floor Flat

2/8 Springwell place is an exceptional one bedroom tenement flat, ideally located within the highly popular Dalry area of the city. Set in a vibrant and well-connected area within easy reach of a wide range of local amenities, Haymarket train station, and the Edinburgh tram network, this bright and spacious property is offered to the market in walk-in condition and will appeal to first-time buyers, downsizers, or investors alike.

Offering a well-balanced and thoughtfully laid out interior, the accommodation opens with a welcoming entrance hallway, complete with a useful storage cupboard, ideal for everyday convenience. The lounge and dining area enjoys plenty of natural light from dual-aspect windows, creating a bright and airy feel while a charming decorative fireplace and traditional Edinburgh press add character and a touch of period charm.

Positioned just off the lounge via an attractive alcove the kitchen is both practical and well-equipped, featuring ample wall and base units for storage, along with an electric oven and gas hob. The double bedroom is spacious and benefits from mirrored fitted wardrobes, providing excellent storage while enhancing the sense of space. A contemporary shower room completes the accommodation, fitted with a sleek two-piece suite and modern finishes.

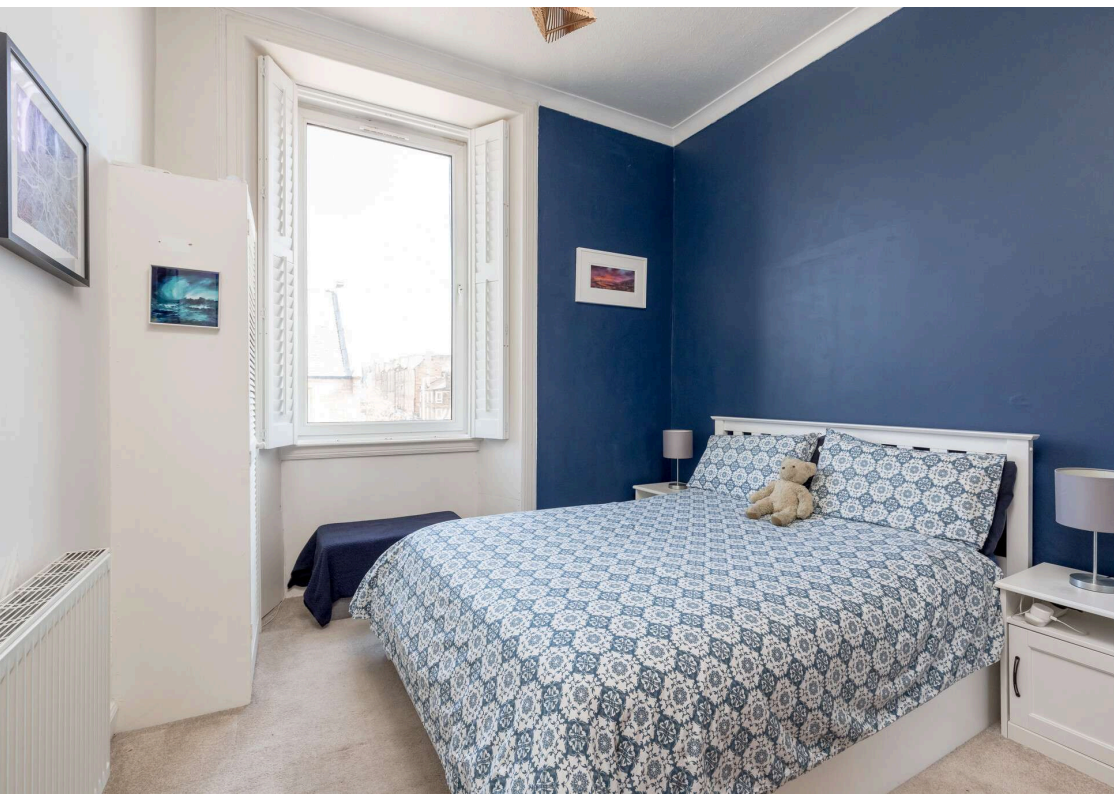
Externally, the property enjoys access to a communal garden, perfect for relaxing outdoors, as well as residents' on-street parking for added convenience.

Dalry is ideally situated to the west of Edinburgh's city centre, offering an excellent balance of convenience and community. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station just a ten-minute walk away offers further rail and tram links, ensuring effortless commuting throughout Edinburgh and beyond. For motorists, the nearby A8 allows fast access to the west and the central motorway network.

A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Dalry and neighbouring Gorgie. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex with its cinema, gym, and restaurants, Dalry Swim Centre, and the green open spaces of Murieston Park. Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere.

Viewing By appointment 0131 337 1800

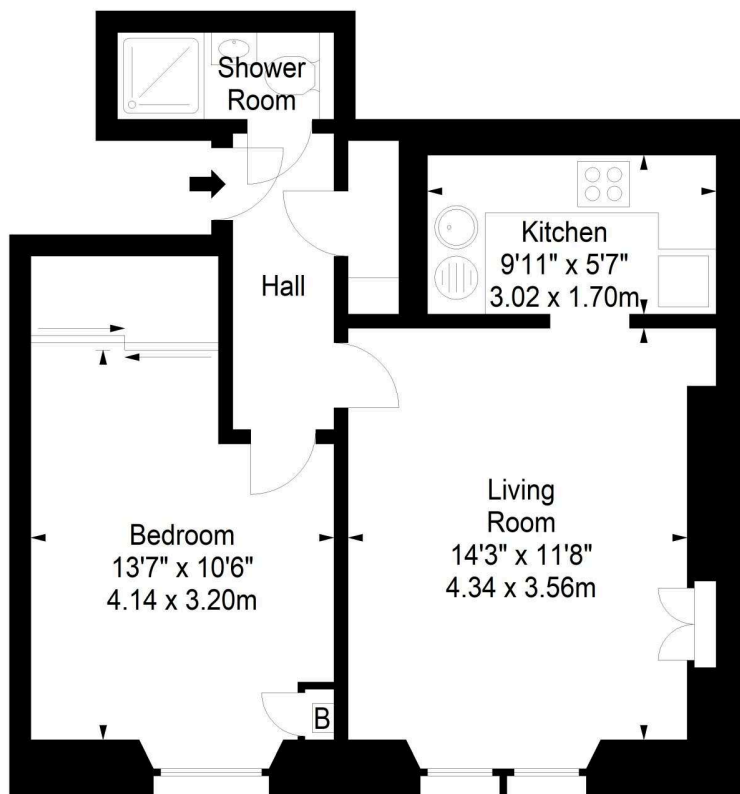




Springwell Place,
Edinburgh,
Midlothian, EH11 2JA



Approx. Gross Internal Area
493 Sq Ft - 45.80 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



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