



25/10 Springfield Street

Leith, Edinburgh, EH6 5DE



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45sqm

EPC

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AS Anderson
Strathern

25/10 Springfield Street

Leith, EH6 5DE

Set on the third floor of a modern, well-maintained development with lift access, this appealing one bedroom flat offers well proportioned accommodation and a bright, comfortable feel throughout.

The property is entered via a central hallway with practical built-in storage. The living and dining room is a generous space, easily accommodating both seating and a dining table, and benefits from excellent natural light through wide windows. This versatile room provides a welcoming setting for everyday living and entertaining. The adjoining kitchen is neatly arranged and well equipped with a range of fitted units, ample worktop space, and integrated appliances.

The double bedroom is quietly positioned and offers good floor space along with built-in wardrobe storage, making it ideal for both owner-occupiers and investors. The bathroom is well finished, comprising a modern three-piece suite with shower over bath.

The flat is presented in good decorative order and features gas central heating and double glazing. Residents enjoy secure entry, landscaped communal courtyards, and access to shared parking, including an allocated spot within the underground car park.

Overall, this is a well balanced and low maintenance home, offering comfortable, flexible accommodation within a modern development, ideally suited to first-time buyers, downsizers, or buy-to-let purchasers.

Property features

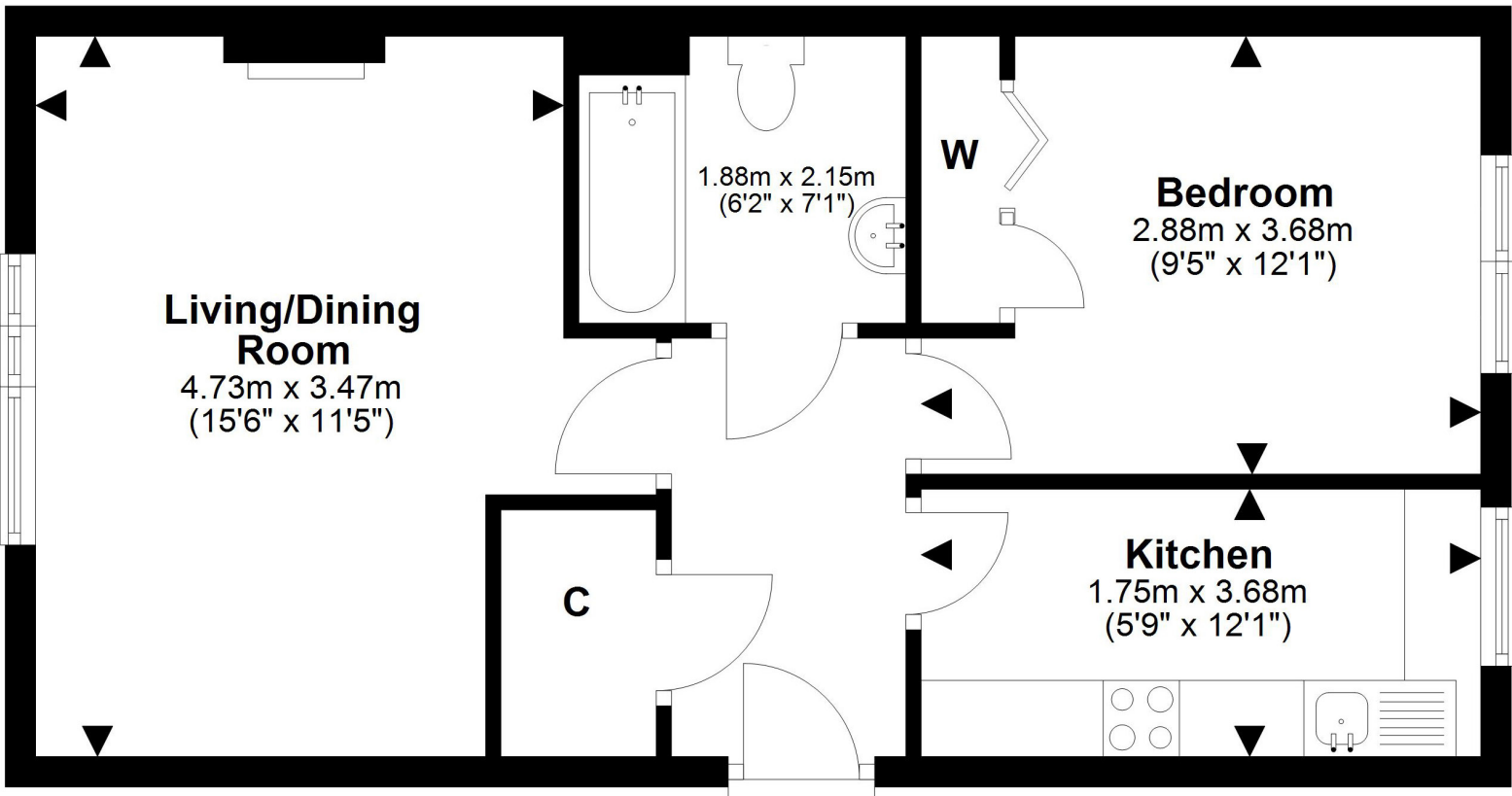
- Third floor flat
- Lift access
- Good storage
- Gas central heating
- Double glazing
- Communal garden grounds
- Allocated space in underground car park





Location

Leith is a buzzing port district, home to hip creatives and long-time locals. Waterfront seafood bistros and traditional pubs dot the Shore area. It is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area, further amenities are easily accessible at The Shore and Ocean Terminal which are a short distance away where there is a range of quality restaurants, bars and a multiplex cinema complex. Efficient trams and bus services run to and from the city centre and there are good road links to all major motorway networks.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

The building/block/development is factored by James Gibb Residential Factors, which includes buildings insurance, stair cleaning, upkeep of common grounds, and lift lines. The charge for 2025-26 was approx £2347.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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