



20 Springfield, Leith, Edinburgh, EH6 5SF

Attractive two-bedroom end-terraced villa with south-facing garden and private parking

URQUHARTS
EDINBURGH



DESCRIPTION

20 Springfield is a well-presented two-bedroom end terraced villa, forming part of a peaceful cul-de-sac development, with private south-facing rear garden and allocated parking space. The property is superbly situated in the popular Leith area within walking distance to the city centre, excellent schools, amenities and public transport links.

Entrance vestibule; bright sitting room overlooking the front garden with gas fireplace; spacious fitted kitchen / dining room with wall & base units, appliances and direct access to the rear garden; two good sized double bedrooms, one with built in wardrobe; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen / dining room. Two double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained front garden and enclosed south-facing patio rear garden with mature borders and seating area. Allocated parking space to the rear and further unallocated residents on-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Springfield lies within the popular Leith district on the northeast side of the city, just over 1 mile from the city centre. Local shops cater for everyday needs including a Sainsbury's, and Tesco Express on Leith Walk, Tesco and Lidl supermarket on at Canonmills, with more extensive shopping at St James Quarter with its selection of high street stores, cinema, bars, and restaurants, Ocean Terminal or Meadowbank Retail Park. Leith Walk and the cosmopolitan Shore area of the city, only a short distance away, can now be accessed by the new trams system down to Newhaven or west to Edinburgh Airport. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, Places Gym, Tribe Cycle and the Leith Victoria swim centre, with Pilgrig Park, Leith Links, Carlton Hill, and Water of Leith Walk & Cycle Pathway ideal for pleasant walks. Regular buses and trams operate to and from the city centre and surrounding areas, with Waverley Train Station and St Andrew's Bus Station within proximity. Easy access links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

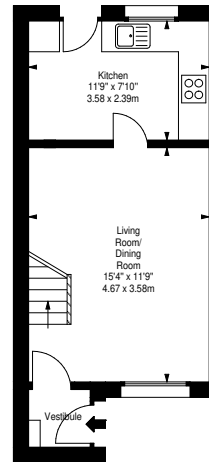
The property has an Energy Rating Category **C**

Tenure Freehold

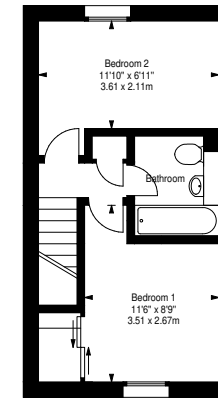
20 Springfield,
Edinburgh,
Midlothian, EH6 5SF



Approx. Gross Internal Area
569 Sq Ft - 52.86 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.