



**113/1 Springfield
Leith, EH6 5SD**

Deans 
Solicitors & Estate Agents LLP

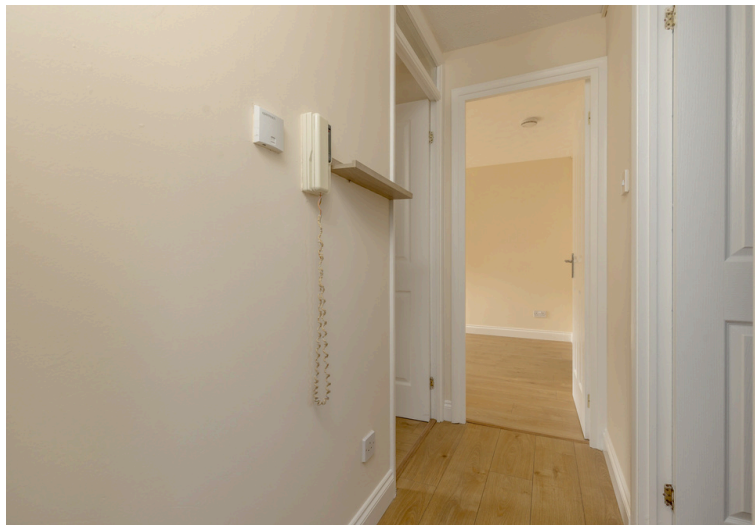


GROUND FLOOR FLAT

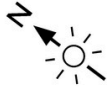
- Lounge/ Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Communal Grounds
- Allocated Parking Space
- EPC Rating- E



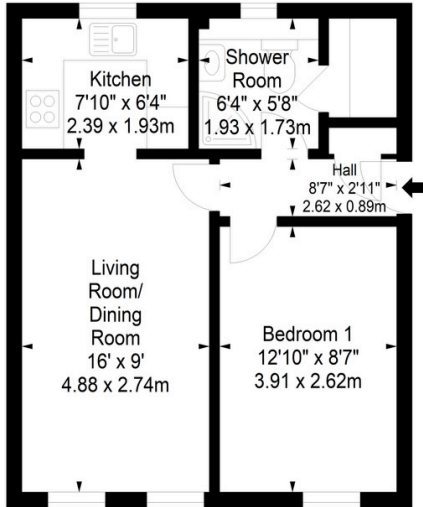
Forming part of a quiet established development, this charming, light and airy ground floor flat is situated within the highly sought after area of Leith. The property is within walking distance of an abundance of excellent amenities with St James's Quarter and Princes Street a short distance from the property. A tram stop is located on Leith Walk providing quick and easy access to the heart of the City along with Edinburgh Airport. In move-in condition the accommodation would make an ideal first purchase and comprises; secure entry phone, hall with storage cupboard, lovely lounge with archway to modern fitted kitchen, double bedroom and shower room. There are communal garden grounds which surround the property along with an allocated parking space. All fitted floor coverings and curtains will be included in the sale together with the hob, oven, hood, washing machine, fridge/freezer and tumble dryer. All appliances are sold as seen with no warranty provided. There is a factoring charge payable to Trinity factors of approx. £60 per month. Please note that some of the images have been virtually staged.



Springfield,
Edinburgh,
Midlothian, EH6 5SD



Approx. Gross Internal Area
410 Sq Ft - 38.09 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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