



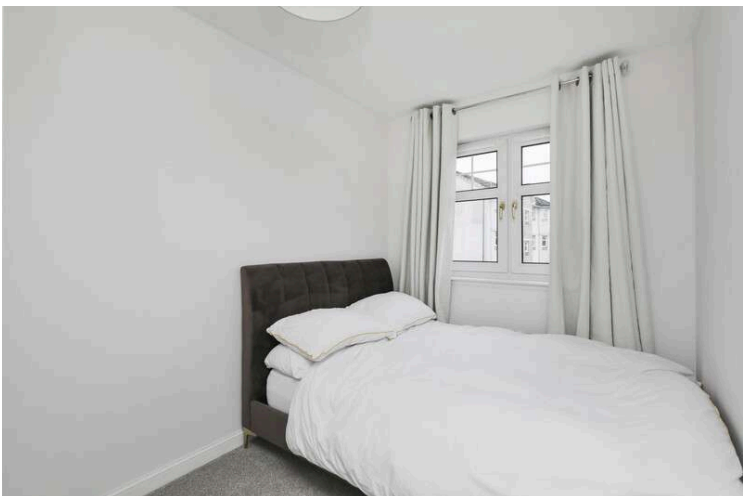
11/5 Springfield Street, Edinburgh, EH6 5EF

www.mcdougallmcqueen.co.uk



An exceptionally appealing second floor flat with two double bedrooms, enjoying a tranquil setting within a popular development, located in Leith, a very convenient part of the city. Well placed for all city centre amenities, the tram route and offering a wide selection of shops, bars and restaurants close by. Viewing highly recommended.

- Great location off Leith Walk.
- Immaculately presented two double bedroomed apartment.
- Open plan lounge dining area.
- Breakfasting kitchen with appliances.



Location

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool and gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. Furthermore, the tram line is currently being extended through Leith to provide another swift connection through the city centre all the way to the airport.

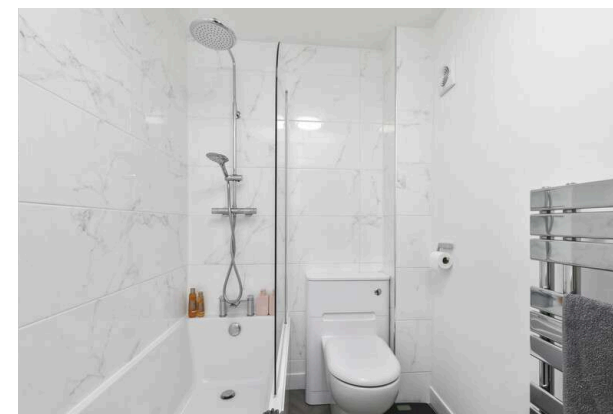
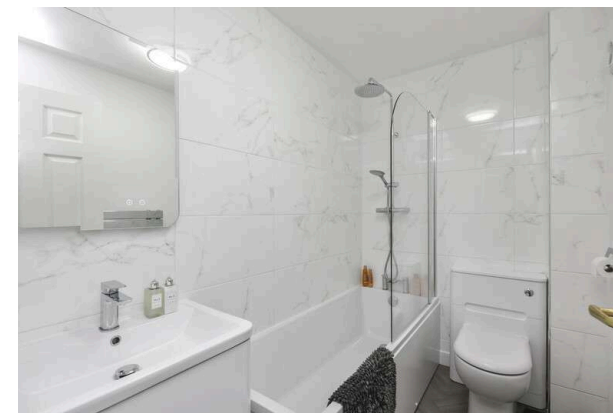
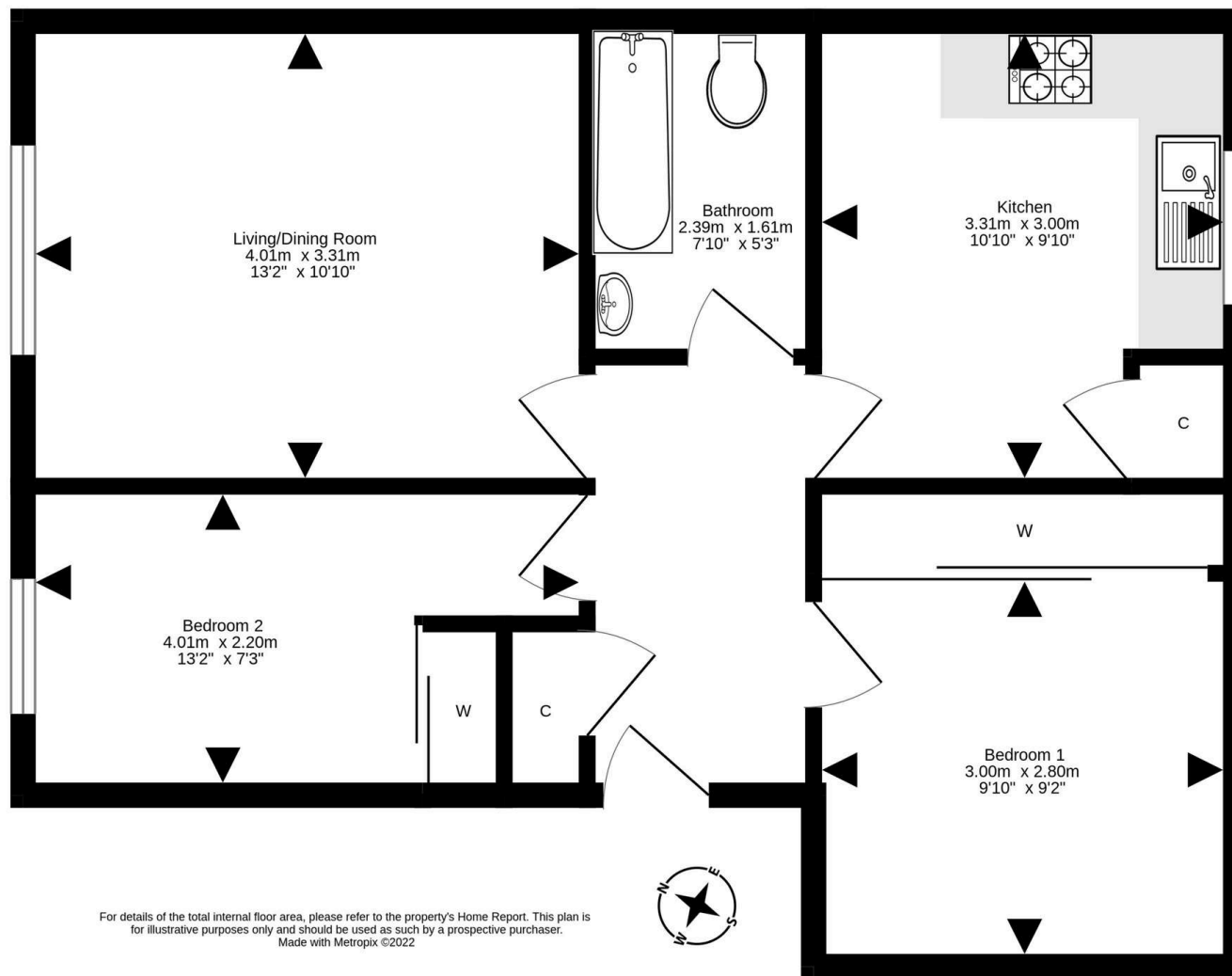
Extras

Fridge freezer and washing machine.

Price & Viewing

For price and viewing information or further details on this property please contact agent 0131 235 1007

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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