



**30/7 Springfield Street, Leith,
Edinburgh, EH6 5DU**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

ONE-BEDROOM, TOP FLOOR FLAT



This beautifully presented, bright and airy, one-bedroom, top floor flat has a fantastic location just off vibrant Leith Walk, with its excellent range of shops, cafes, restaurants and the tram line. The property has been very nicely decorated throughout, offers spacious accommodation and also benefits from residents parking. There is a well-kept communal entrance stair, a hallway with two cupboards, a lovely, bright, dining lounge with a Juliet Balcony with French doors and an additional window, filling the room with natural light. The kitchen was newly fitted in 2020 and has a good range of smart, white units, appliances and a large cupboard. There is also an attractive double bedroom, with a fitted wardrobe, and a modern bathroom. There is access to the attic via a Ramsay ladder. There are communal grounds to the rear of the building.

Communal entrance stair

Hall with storage

Dining lounge

Kitchen

Double bedroom

Bathroom

Attic storage

Gas central heating - new boiler 2021

Double glazing

Communal grounds

Residents parking - two permits

Communal bike store

Factored by Ross and Liddell - approx. £70 per month to cover the maintenance of communal areas and buildings insurance.





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, dishwasher and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

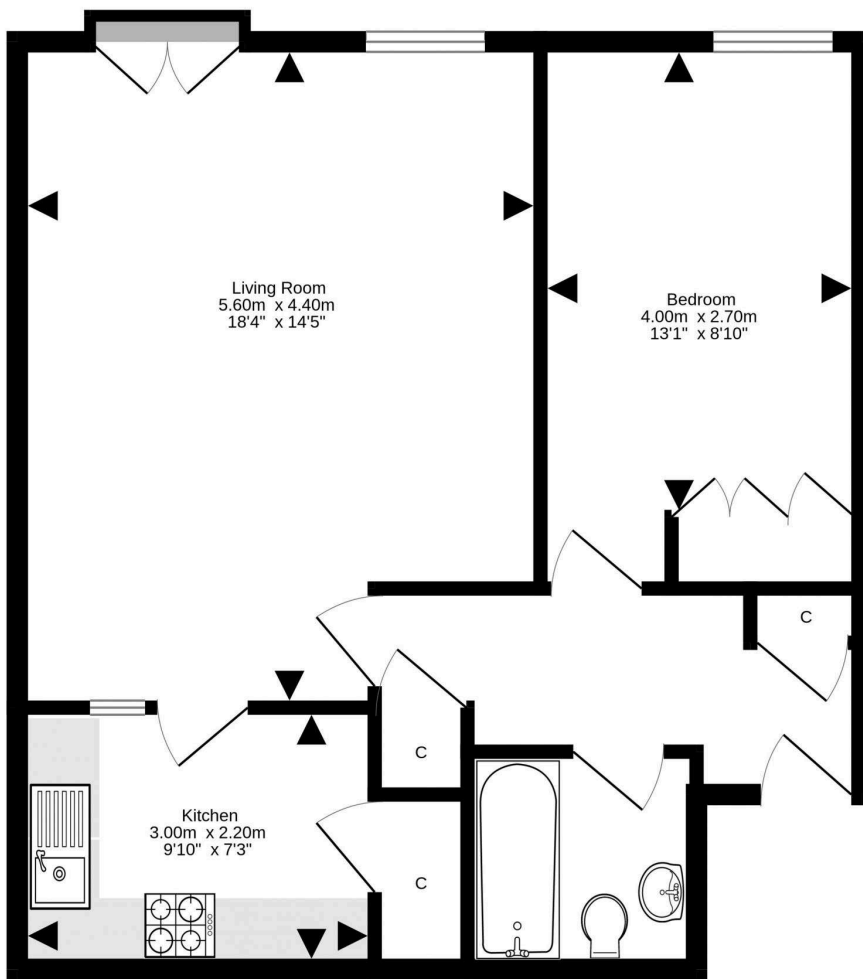
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Home Report Valuation

£190,000

EPC Rating

C



TOTAL FLOOR AREA : 53.3 sq.m. (574 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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