








Offers Over
£375,000

21 Springfield Street

Leith | Edinburgh | EH6 5EF

Neilsons are delighted to offer on to the market this exceptionally appealing terraced townhouse, which is quietly tucked away on a well-kept modern development, yet moments from Leith Walk's fantastic array of coffee shops, bars and restaurants. Arranged over three levels, the accommodation offers an excellent degree of flexibility and would be well suited to the professional couple and growing family alike.

-  3 bedroom
-  2 public room
-  2 bathroom
-  Residents parking
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band – E



Description

The internal space briefly comprises: entrance hallway with stair to the upper level, stylish dining kitchen which has been fitted with an excellent range of sleek contemporary units, with coordinated worktops, high quality flooring, ample space for a dining table and sliding doors leading out to the rear garden, utility room with Belfast style sink, first floor reception room with beautiful parquet flooring, modern décor and a small terrace overlooking the garden and adjacent park, attractive shower room with two piece white suite, tiling and under sink storage, third bedroom/home office, two bright and well-proportioned top floor double bedrooms both with fitted wardrobes, and an additional bathroom with deep tub and decorative tiling to floor and splash areas.



Extras

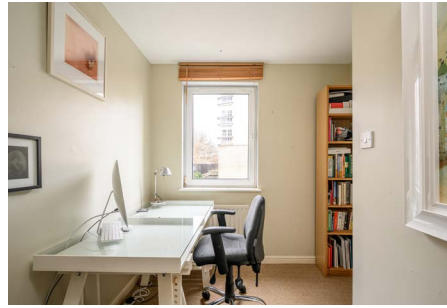
All curtain poles, floor coverings, integrated appliances and light fittings will be included.

Gardens and Parking

The property features a charming west facing garden to the rear, which sets on the edge of Pilgrig Park and enjoys a lovely mature tree backdrop. The garden boasts a variety of climbing plants, small trees and shrubs, together with a stone patio and garden shed which will be included. The area has a pleasant tranquil feel and offers a charming space to enjoy outdoor eating and drinking in the warmer months. There is also a well stocked front garden complete with flower beds and a variety of plants. On-street parking is available to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

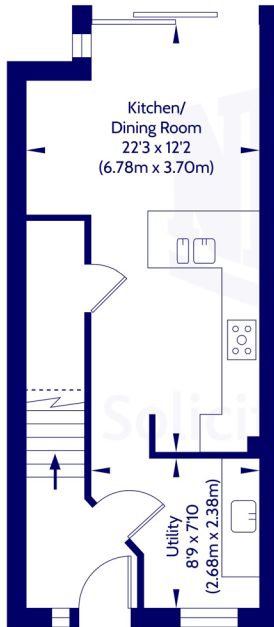
The property is located just off Leith Walk, approximately one mile from the City Centre. The area boasts a wide variety of cosmopolitan bars, restaurants, specialist shops and supermarkets, together with a thriving café culture. The house is also a short walk away from the St James Quarter, with its excellent variety of high-quality retailers and an abundance of popular eateries. The location affords easy access to some superb green spaces including nearby Pilrig Park, Leith Links, the delightful Water of Leith Walkway and Edinburgh's popular cycle path network. The capital's vast range of theatres, museums and art galleries are also all close at hand and easily accessible via frequent bus and tram services. For the commuter, Waverly train station and St Andrews Bus Station are nearby, and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport.



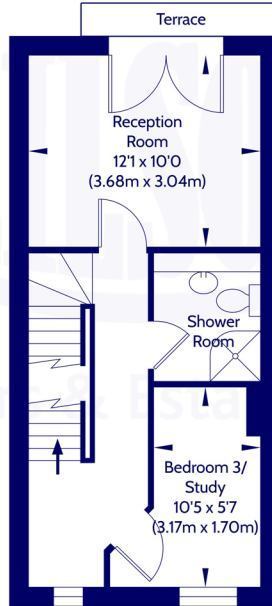
Approx. Internal Area 95.64 Sq M / 1029 Sq Ft.
Not to scale. For identification only.
© www.planography.co.uk 2024



Ground Floor



First Floor



Second Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

