










Offers Over  
**£170,000**

## 86 Springfield

Leith | Edinburgh | EH6 5SD

This spacious and bright main door upper villa with private garden and allocated parking space, forms part of a quiet established development, close to a host of excellent amenities and transport links including the tram stop which provides access to the city centre and Edinburgh Airport. The property would undoubtedly appeal to the young professionals and early viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Private garden to rear
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - B



## Description

In brief the accommodation comprises; stairwell leading to upper landing, generously proportioned lounge/dining, modern fitted kitchen, light and airy double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include access to a fully floored attic.



## Extras

All fitted floor coverings will be included in the sale together with the cooker.

## Gardens & Parking

There is a well maintained private garden located to the rear of the property and an allocated parking space located to the side.

## Viewing

Please contact Neilsons on 0131 625 2222.







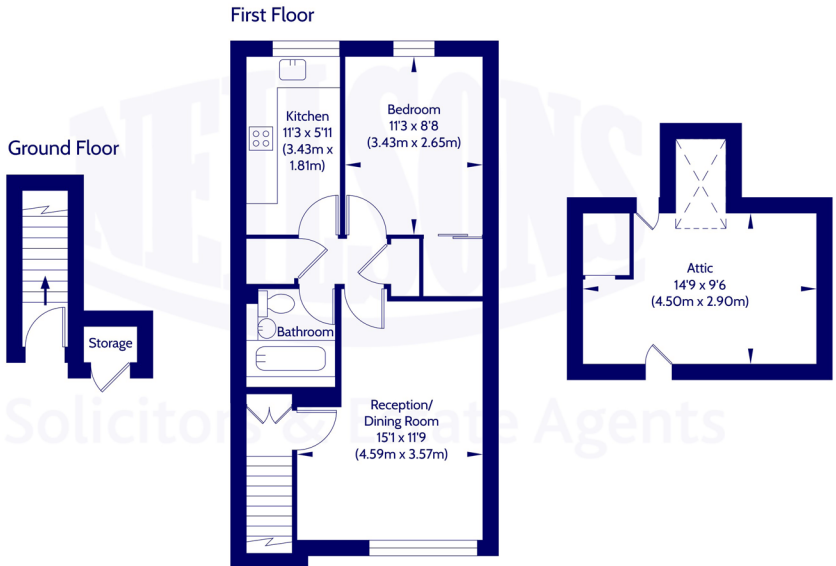
## Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 43.29 Sq M / 466 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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