










Offers Over

£180,000

25/4 Springfield Street

Leith | Edinburgh | EH6 5DE

This attractive, well presented first floor flat forming part of an established modern 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. In move-in condition, the property would appeal to the young professionals and early viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Underground parking
-  Communal grounds
-  EPC Rating – B
-  Council Tax Band - D



Description

In brief the accommodation comprises; secure entry system/lift access to all floors, welcoming entrance hallway with built-in storage cupboard, spacious and bright lounge/dining, stylish fitted kitchen, light and airy principal bedroom with built-in wardrobes and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

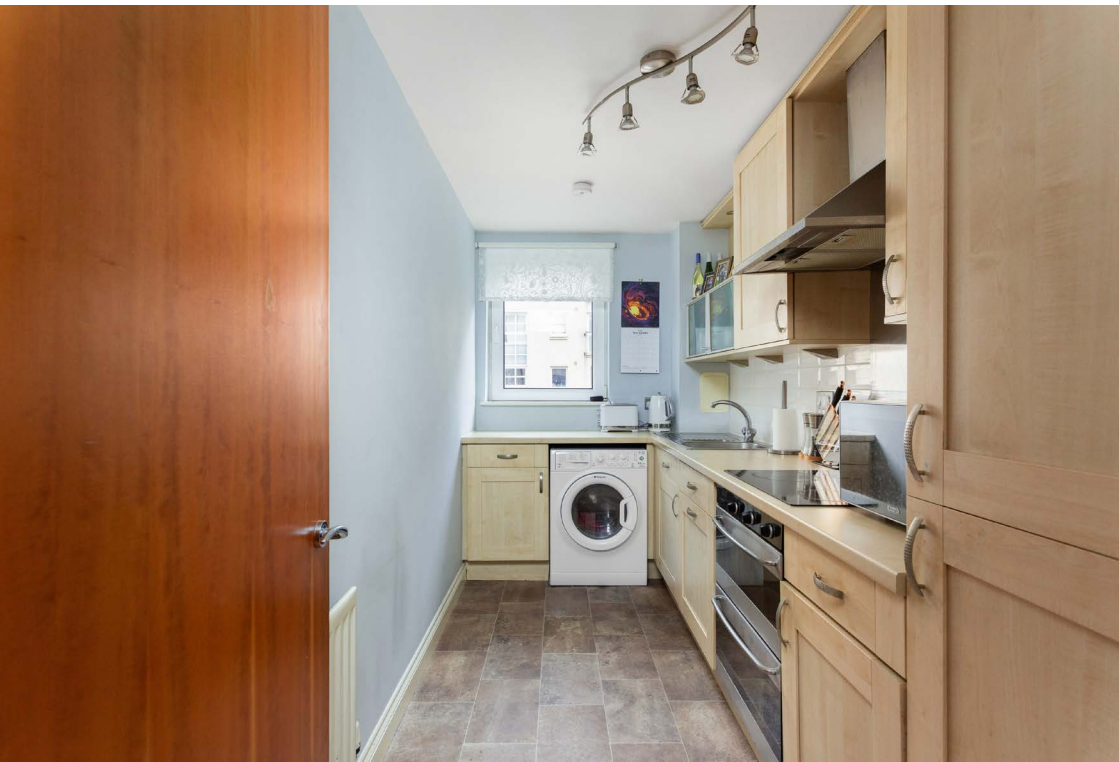
All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and washing machine. Additional furniture available on further negotiation.

Gardens, Parking & Factors

The property is surrounded by well maintained communal grounds and there is secure underground allocated parking and bike store access. A factoring fee is payable to James Gibb for the upkeep of the communal areas of approximately £450 per quarter, this includes buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

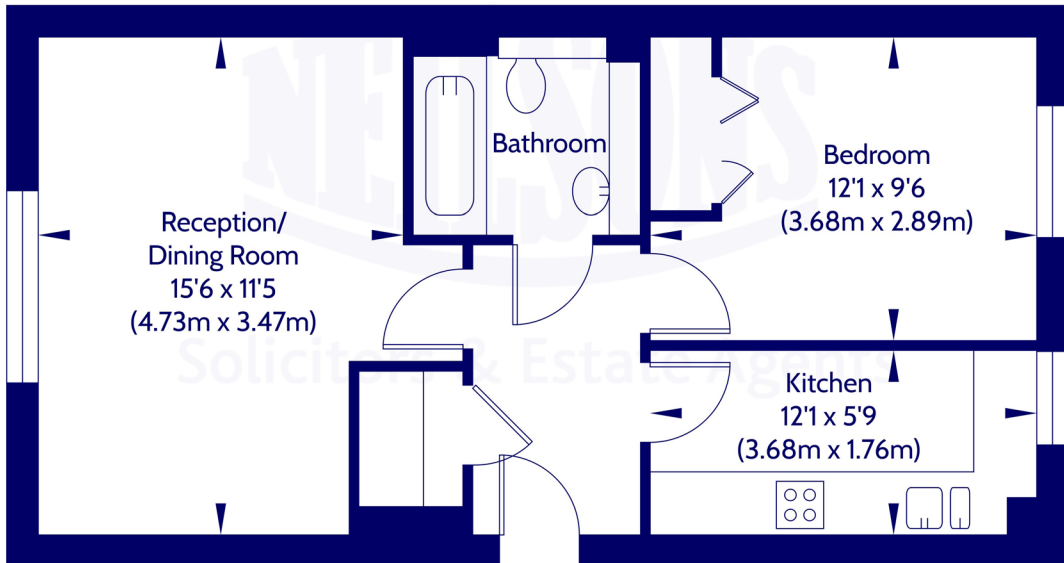
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic 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.

First Floor

Approx. Internal Area 44.99 Sq M / 484 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



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

