











Offers Over

£230,000

24/8 Springfield Street

Leith | Edinburgh | EH6 5DE

Quietly situated, second floor apartment forming part of an established modern development in the popular residential area of Leith, close to excellent local amenities and transport links, including the tram stop which provides access to the City Centre and Edinburgh Airport. In move in condition, this property is sure to appeal to first time buyers and professionals, and early viewing is recommended.

-  2 bedrooms
-  1 public room
-  2 shower rooms
-  Lift
-  Allocated underground parking
-  Communal grounds
-  EPC rating – B
-  Council tax band - E



Description

The well proportioned accommodation which can be accessed via a common stair or lift, briefly comprises of a welcoming hallway with secure entry phone system and storage cupboards, bright lounge with gas fire and pleasant outlook, dining kitchen with a good range of wall and base units, bedroom one with built in wardrobe and en-suite shower room which has been upgraded this year, bedroom two with built in wardrobe, and completing the accommodation is a stylish shower room with double cubicle and overhead rainfall shower .

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, integrated fridge/freezer and dishwasher. Other furniture is available by separate negotiation.

Gardens and Parking

The development is surrounded by well maintained communal grounds and there is a secure, underground allocated parking space.

Factoring

The property is factored by James Gibb at a cost of approximately £450 per quarter and this includes the upkeep of communal areas and gardens plus buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).



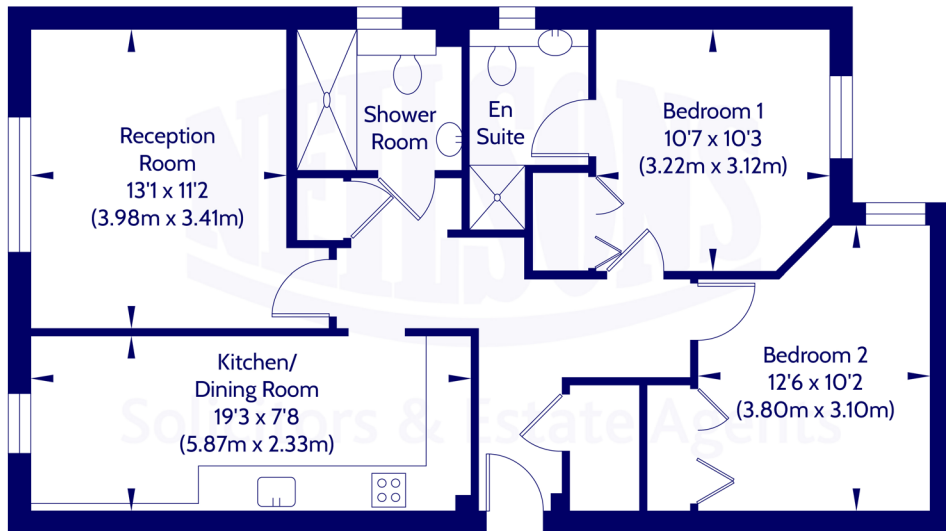


Location

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 again offering a great choice of popular bars and restaurants. There are a variety of lovely 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 73.36 Sq M / 790 Sq Ft.



Second Floor

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.



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



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