

**112/9 Springfield, Pilrig, Edinburgh, EH6 5SD**

Well-Proportioned, Second-Floor (Top) Studio Flat, with an Allocated Parking Space

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# Property Description

Well-proportioned, second-floor (top) studio flat, with an allocated parking space. Forming part of a factored, residential development, located in the popular Pilrig area, north of Edinburgh city centre.

Comprises an entrance hall, a living room/bedroom, a kitchen and a bathroom.

An excellent city centre opportunity, located in a desirable and quiet development, adjacent to the green spaces of Pilrig Park.

Requiring upgrading, features include a dual-aspect main room and good, integrated storage spaces.

There are well-maintained shared grounds, an allocated parking space to the rear and additional, zoned street parking.

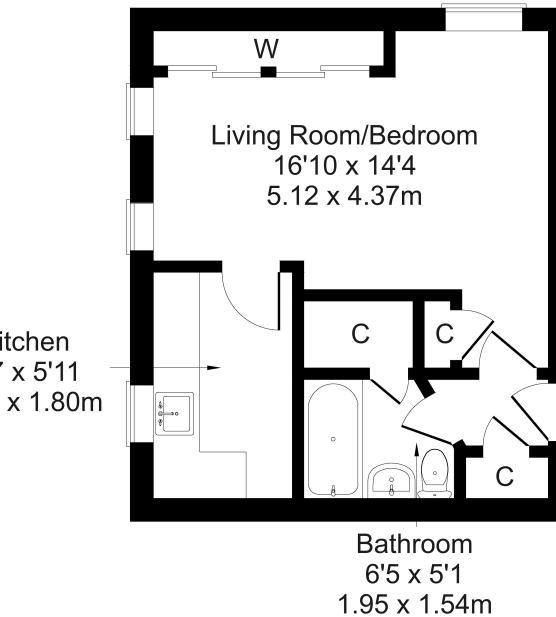
An entrance hall, with storage, leads into the flat's well-proportioned living area, which is filled with natural light from dual-aspect glazing. Offering a spacious, flexible floorplan, the bright, versatile room provides space for both lounge and bedroom furniture and benefits from full-height, integrated storage. Conveniently adjoining, a kitchen provides space for casual dining and offers excellent scope for refurbishment.

Completing the accommodation, a good-sized bathroom benefits from a large, built-in storage cupboard and is fitted with a three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (334 sq ft - 31 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Pilrig is a popular residential area just north of the Edinburgh city centre, and adjacent to the Leith and Bonnington districts. A high amenity area, with an extensive range of boutique shops, cafes, bars, eateries, convenience and specialist shops, and supermarkets located on Leith Walk. The extensively refurbished St James Quarter is within walking distance, with a wealth of high-street names and restaurants on offer. The Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst both the Omni Centre and

Ocean Terminal complex offer restaurants, gyms, and multi-screen cinemas. There are numerous public parks and squares, including the expansive Leith Links, Pilrig Park, and The Water of Leith, as well as a number of nurseries, primary schools and secondary schools in the area. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the new tram extension between Edinburgh Airport and Newhaven.





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