



2/5 Springfield Buildings, Edinburgh, EH6 5EG

Well-Proportioned, One-Bedroom, Second Floor Flat

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Property Description

Well-proportioned, one-bedroom, second-floor flat, set to the rear of a traditional stone-built tenement. Conveniently located in a desirable cul-sac, in the Leith area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, double bedroom, utility cupboard, a WC and a shower room.

Requiring upgrading throughout, features include tall ceilings, modern double glazing and gas central heating.

Further features include a secure entry system, a shared garden and zoned on-street parking within the development.

The entrance hall gives access throughout the majority of the property and features a convenient storage cupboard. A well-sized living room has wood-effect flooring and cornice plasterwork, whilst the kitchen is set internally, with wall and base units.

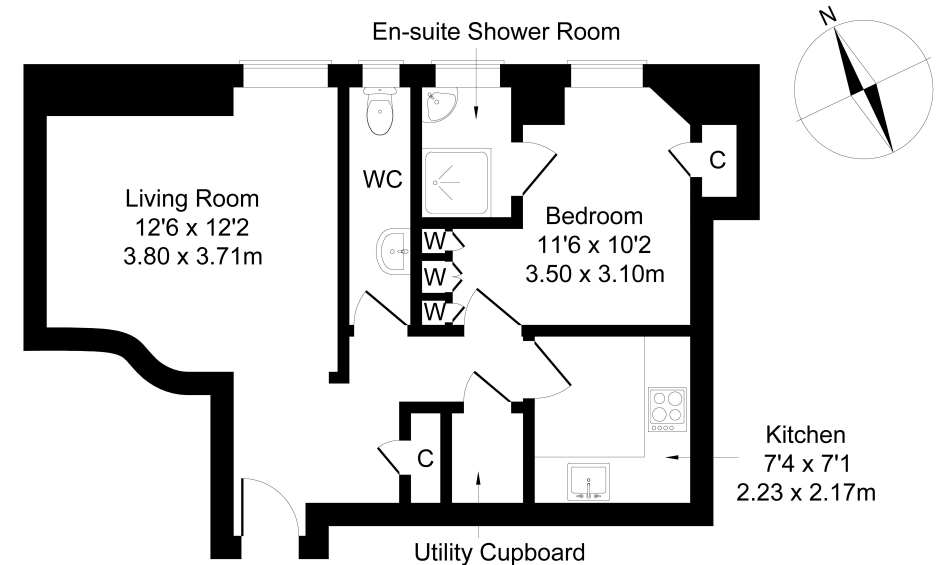
The bedroom features integrated wardrobe storage, a further built-in store and an en-suite style shower room with an electric unit, whilst the WC is set separately, off the hall, both featuring windows.

No Onward Chain.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



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

Area Description

Leith is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks

and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.





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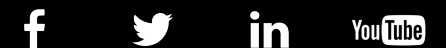
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