



Estate Agents and Solicitors

25/8 Springfield Street, Edinburgh, EH6 5DE

Light & Well-Presented, Two-Bedroom, Second-Floor Flat

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Property Description

Light and well-presented, two-bedroom, second-floor flat, set in a modern, factored residential development. Conveniently located in the Leith area, lying to the north of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, master bedroom with en-suite shower room, a further double bedroom, and a bathroom.

Freshly prepared for the market with neutral decor throughout, a modern fitted kitchen and contemporary bathroom suites. In addition, there is good integrated storage including wardrobes for both bedrooms, double glazing and gas central heating.

The development also includes a secured entry system, a shared courtyard and landscaped grounds, and residents' permit parking.

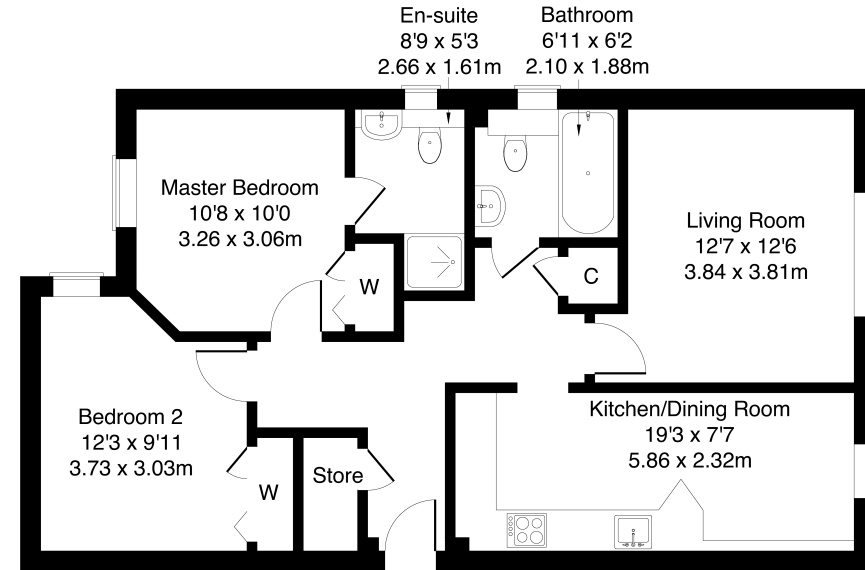
A welcoming entrance hallway gives access throughout, including to a deep storage cupboard, and features two pendant light fittings and a secured entry system. Set to the front, a spacious living room includes a feature fireplace, plain coving and a central pendant light fitting; whilst, set adjacent is a good-sized kitchen, offering space for a dinner table. Modern fitted units include stone-effect worktops, unit downlighting, a sink with a drainer; a freestanding washing machine; and an integrated dishwasher, fridge/freezer, double oven and gas hob.

Set to the opposite aspect, two well-proportioned bedrooms include built-in wardrobes, with the master bedroom also featuring TV and phone points, plus an en-suite shower room with a fitted suite and an integrated cubicle. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, a shaver point, and tiled splash areas.



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Second Floor

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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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