



23/6, Springfield Street, Edinburgh, EH6 5DE

Well Presented Two-Bedroom Flat with Shared Courtyard & Parking

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Property Description

Light, well-presented and spacious, two-bedroom, second-floor flat, set in a modern, factored residential development. Quietly set in a leafy cul-de-sac, 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 family bathroom.

Features include an integrated kitchen, fitted bathroom suites, and matching contemporary flooring throughout. In addition, there is an 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 residents' permit parking.

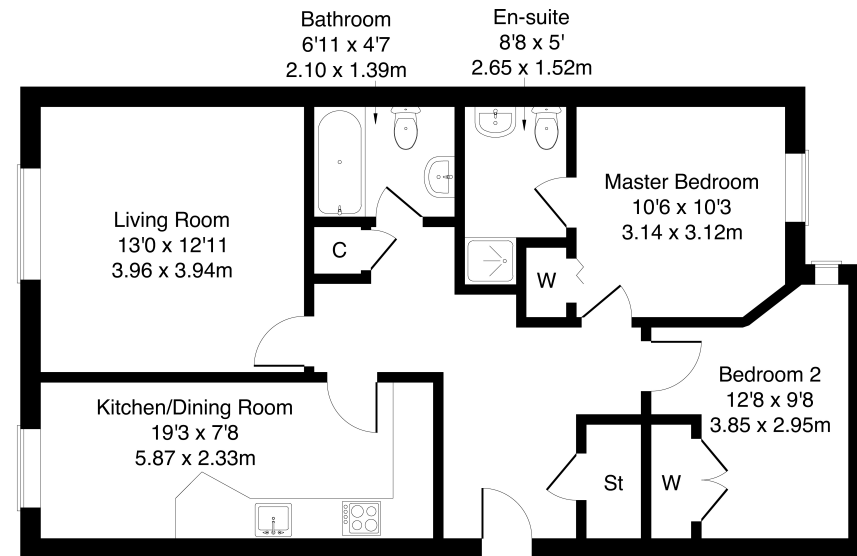
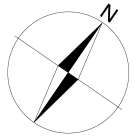
A welcoming entrance leads to all rooms, featuring stylish wood-effect flooring throughout. The spacious living room offers a bright, neutral décor with ample natural light and a charming fireplace, ideal for entertaining. The modern kitchen includes space for a dining table and is finished with granite-effect countertops, a tiled splashback, a stainless steel sink and drainer, and integrated appliances including a double oven, gas hob with canopy, washing machine, dishwasher, and fridge/freezer.

Both double bedrooms benefit from built-in cupboards and plenty of natural light, with the master bedroom enjoying the added convenience of an en-suite shower room featuring a three-piece suite and shower cubicle. Completing the property is a family bathroom fitted with a three-piece suite and a shower over the bath.



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Approximate Gross Internal Area: (807 sq ft - 75 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 vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and

multi-screen cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefitting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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