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## 26/5 Springfield Street, Edinburgh, EH6 5DE

Well-Presented & Spacious, Two-Bedroom, Dual Aspect, First-Floor Flat with Allocated Parking Space

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# Property Description

Well-presented and spacious, two-bedroom, dual aspect, first-floor flat, with an allocated parking space. Set within a factored residential development, in a modern apartment block, located in the popular Leith Walk area, just north of Edinburgh City Centre.

Comprises an entrance hall, a living room, a dining kitchen, a master bedroom with an en-suite, a further bedroom, and a bathroom.

With light neutral decor, highlights include a spacious fitted kitchen, modern bathroom suites, and contemporary flooring throughout. Further features include double glazing, gas central heating; and good storage provision, including integrated bedroom wardrobes.

With superb public transport, the property also benefits from secured underground residents' parking with an allocated space, visitors' spaces, and well-tended communal grounds.

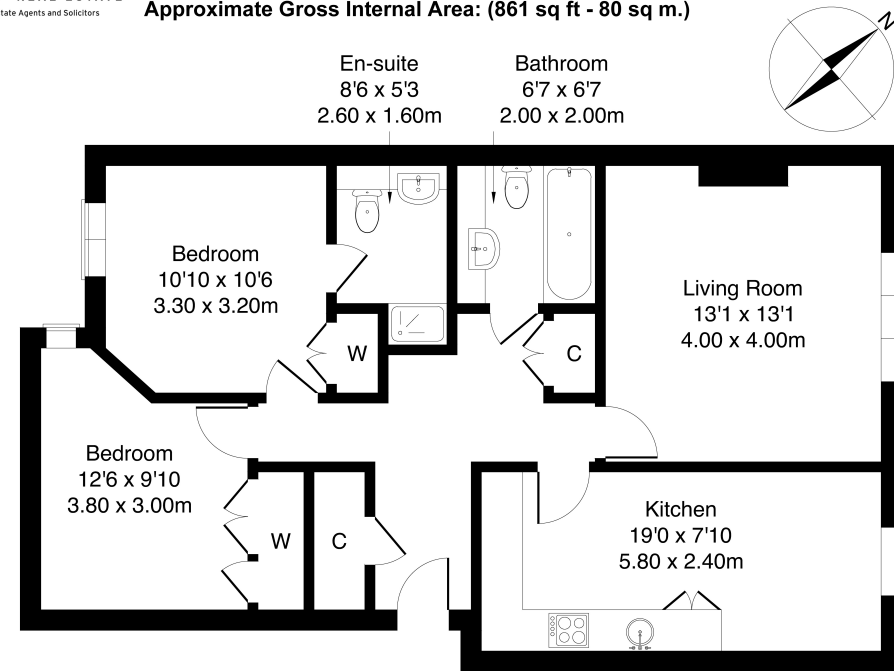
A welcoming entrance hall affords access throughout the property, and features two convenient storage cupboards and ample space for outerwear. A well-finished living room is set to the front, with light decor, wood effect flooring, plain coving, and a fireplace. Also, set to the front, a spacious kitchen offers space for dining; whilst, modern fitted units include stone effect worktops, a sink with a drainer, and an integrated oven and gas hob.

Set to the rear, the master bedroom offers a generous room for freestanding storage, and features wood effect flooring, a built-in wardrobe, and an en-suite shower room; whilst, a further double bedroom is similarly well-sized and finished, and also includes a built-in wardrobe. Completing the accommodation, the bathroom is set internally off the hall, with a three-piece suite including a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (861 sq ft - 80 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 Walk is a major thoroughfare connecting the east end of Edinburgh city centre to Leith in the north, consisting mainly of traditional Victorian tenement properties. A high amenity area, with an extensive range of boutique shops, cafes, bars, eateries, convenience and specialist shops, and supermarkets located throughout. The extensively refurbished St James Quarter is within walking distance, with a wealth of high-street names, restaurants, lifestyle, and leisure facilities on offer. The Shore also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants;

whilst the Ocean Terminal complex has many high-street names, restaurants, a gym, a spa and a multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links, Pilrig Park, and The Water of Leith. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links. 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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