

RALPH SAYER
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11/6 Springfield Street

Leith, Edinburgh, EH6 5EF

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Set on the second floor of a contemporary factored development in Leith, this two-bedroom flat offers a practical city home with bright interiors, a separate breakfasting kitchen, communal garden grounds and permit on-street parking. Springfield Street is well placed for the area's wide range of shops, cafes, everyday services and transport links, giving easy access to both Leith and the city centre. Accessed via a secure communal entrance, the flat opens to a welcoming hallway with useful storage and straightforward access to each room. The living room is a bright and comfortable reception space for everyday use, while the separate breakfasting kitchen is fitted with modern units, good worktop space, room for a table and a range of appliances. There are two bedrooms, including a well-proportioned principal bedroom, and the accommodation is completed by a bathroom fitted with a three-piece suite. In all, this is a bright second-floor flat with a separate breakfasting kitchen and communal garden grounds.

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale.

Factors: Speirs Gumley - £210 per quarter

Features

- Contemporary second-floor flat in central Leith
- Close to Leith's shops, cafes and transport links
- Factored development with a secure communal entrance
- Hallway with entry system and cupboard storage
- Bright living room with wood-effect flooring
- Breakfasting kitchen with fitted units and dining space
- Two bedrooms, including a well-proportioned principal bedroom
- Bathroom with a three-piece suite
- Communal garden grounds for residents
- Permit on-street parking
- Gas central heating and double glazing









Second-floor flat in Leith with a kitchen, communal gardens and permit parking






SAMSUNG









360

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Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants.

There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios.

The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym.

Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

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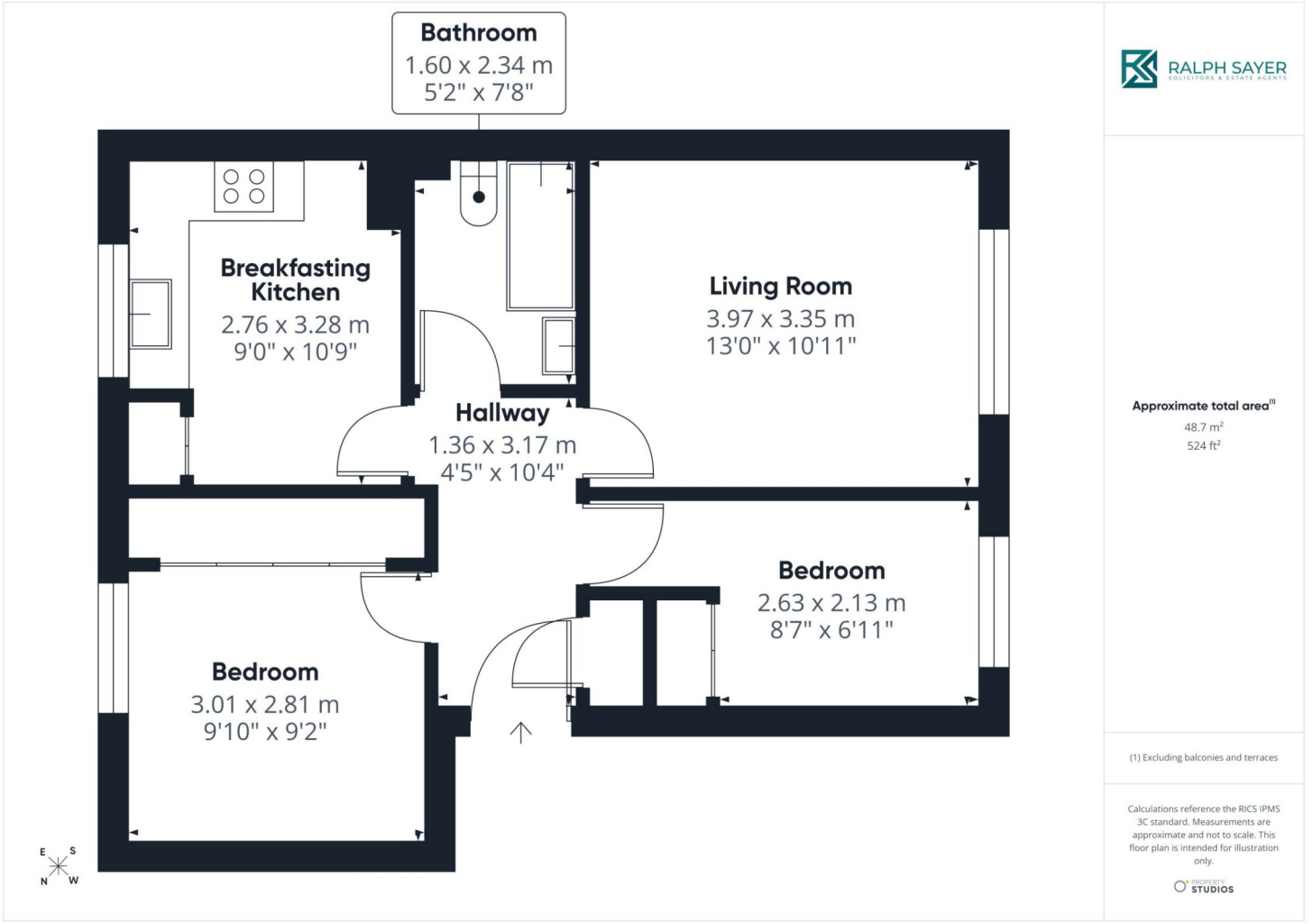
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Floorplan



Council Tax Band:	EPC Band:	Home Report Value:
C	C	£230,000