



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**11/6 Springfield Street**

LEITH, EDINBURGH, EH6 5EF

# Leith

EDINBURGH, EH6 5EF

Springfield Street is situated in the very heart of Leith and many would consider this area to be one of the city's best served suburban shopping centres.

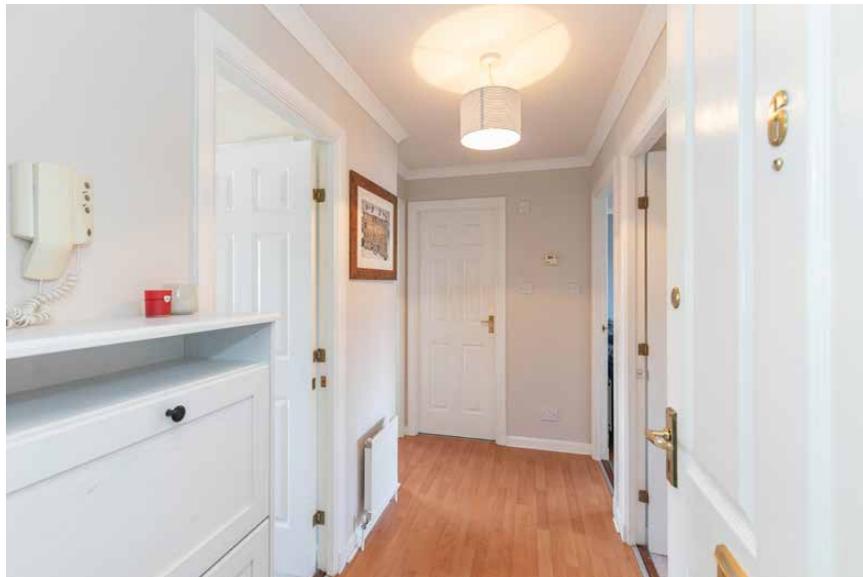
There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City By-pass.





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An excellent opportunity has arisen to acquire this popular two-bedroom second-floor flat, well located within the Leith area of Edinburgh, while making for an ideal buy-to-let investment or city centre residence. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a large linen cupboard, a bright and spacious lounge and an open plan, partially tiled kitchen/diner which benefits from an integrated four-ring gas hob/oven, extractor hood and larder.

There are two spacious double bedrooms, both of which have built-in mirrored wardrobes.

The three-piece, partially tiled bathroom has an overhead shower and a chrome heated towel rail.

This property also benefits from a secure door entry system, gas central heating, full double glazing and communal garden grounds surrounding the property.

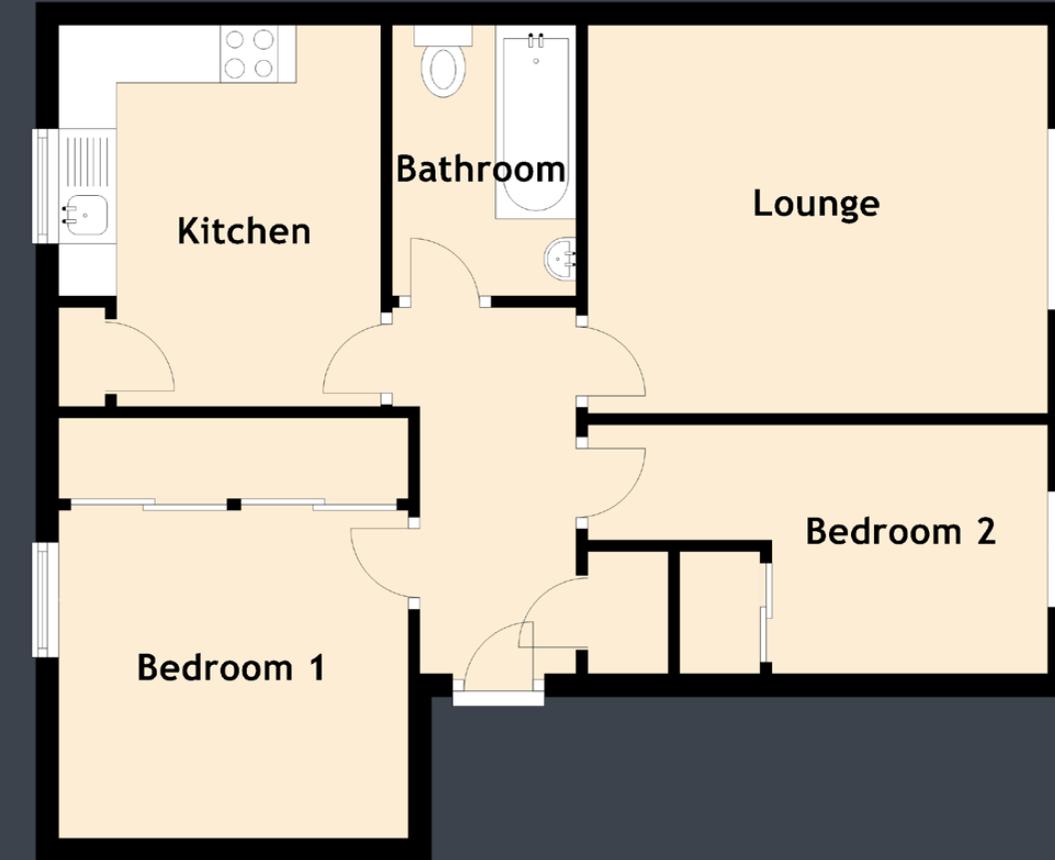
Finally, there is more than adequate off-street parking to accommodate residents and visitors alike.





# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1" ) x 3.37m (11'1" )
Kitchen	3.31m (10'10" ) x 2.80m (9'2" )
Bedroom 1	3.04m (10' ) x 2.85m (9'4" )
Bedroom 2	4.00m (13'1" ) x 2.16m (7'1" )
Bathroom	2.36m (7'9" ) x 1.60m (5'3" )

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup> | EPC Rating: TBC

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

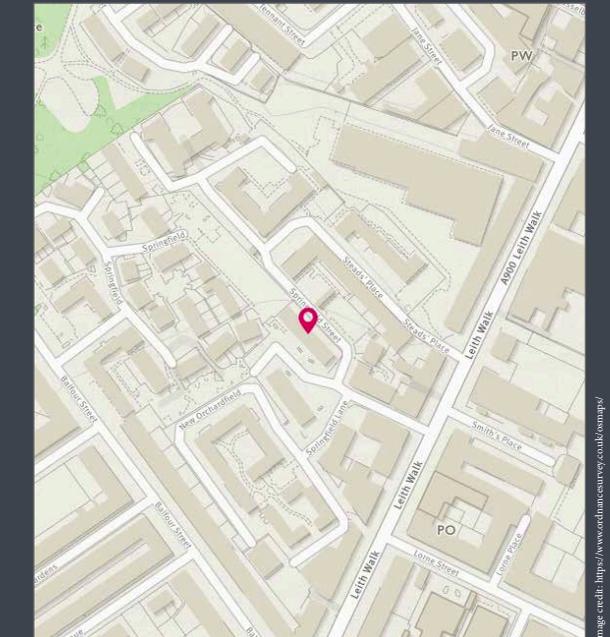


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>




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