

# 112/2 Springfield

LEITH, EDINBURGH, EH6 5SD



*Beautifully Presented Studio Flat Just Off Leith  
Walk in excellent walk-in condition*



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McEwan Fraser Legal is delighted to present this ground floor one-bedroom studio flat next to the desirable Leith Walk. The property is in excellent walk-in condition ideal for first-time buyers or investors.

# THE LIVING AREA



The property boasts a bright clean living space with plenty of room for a double bed, separated lounge area and large storage cupboard.



# THE KITCHEN



Through the door in the living area is a fully equipped kitchen with an integrated oven, electric hob and a generous amount of workspace.



The two-piece bathroom is well fitted and offers great further storage.

# THE BATHROOM



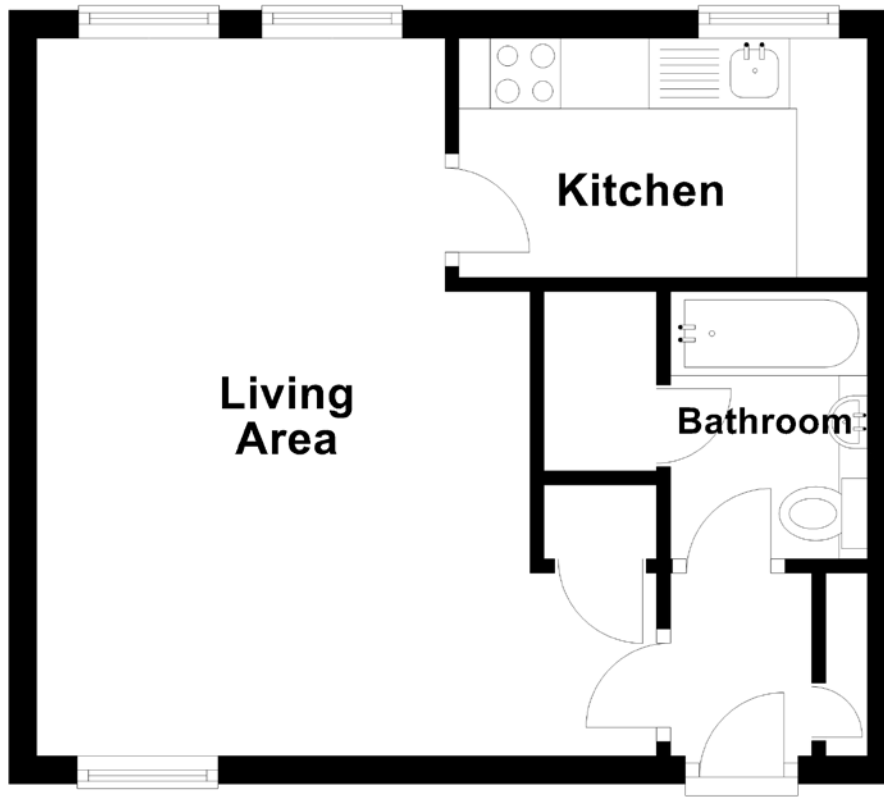
In addition to this, the property includes allocated parking spaces at the front.

Early viewing is recommended as this property will not sit around in the current market!

# EXTERNALS



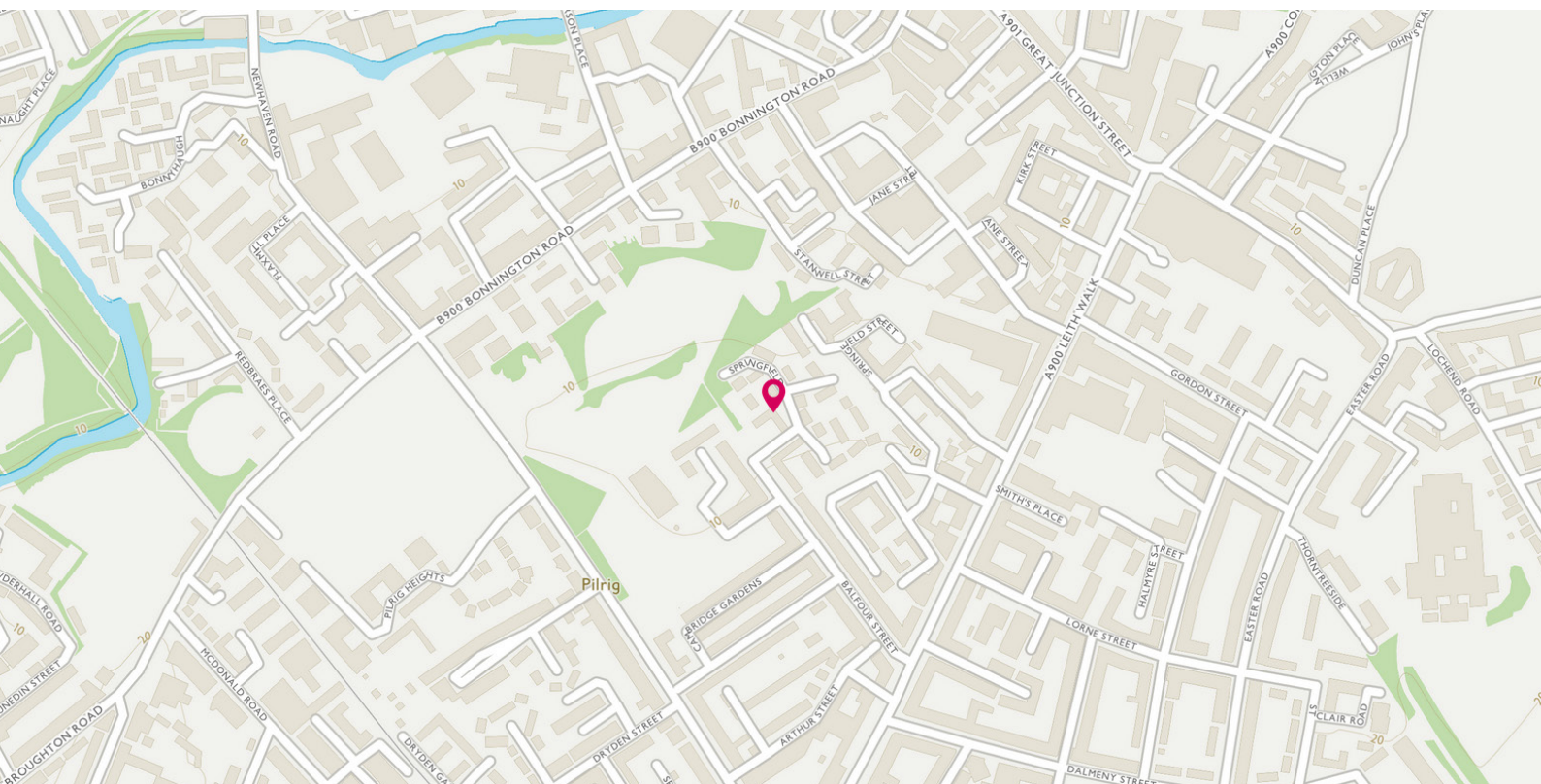
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Area	5.10m (16'9") x 4.40m (14'5")
Kitchen	2.90m (9'6") x 1.70m (5'7")
Bathroom	1.90m (6'3") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 31m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Many would consider Edinburgh's Leith 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 Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.







Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore 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.

It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



# McEwan Fraser Legal

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