

10 Springfield

LEITH, EDINBURGH, EH6 5SF



A BEAUTIFULLY PRESENTED ONE-BEDROOM MAIN-DOOR HOME



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McEwan Fraser Legal is delighted to present this charming one-bedroom property, combining elegant proportions with practical modern living. Accessed via its own private main-door entrance, the home immediately offers a wonderful sense of privacy and individuality.

The welcoming entrance foyer provides useful built-in storage before leading through to the impressive living and dining room. This is a bright and airy space, enhanced by large windows that flood the room with natural light, while a striking gas fireplace creates a warm and inviting focal point, perfect for both relaxing evenings and entertaining guests.

The Property

The kitchen is well designed with ample workspace and attractive tiled splashbacks, offering excellent functionality for everyday living. A door from the kitchen opens directly onto the private rear garden, where a beautifully maintained paved patio provides an ideal low-maintenance outdoor space for al fresco dining or enjoying the sunshine.





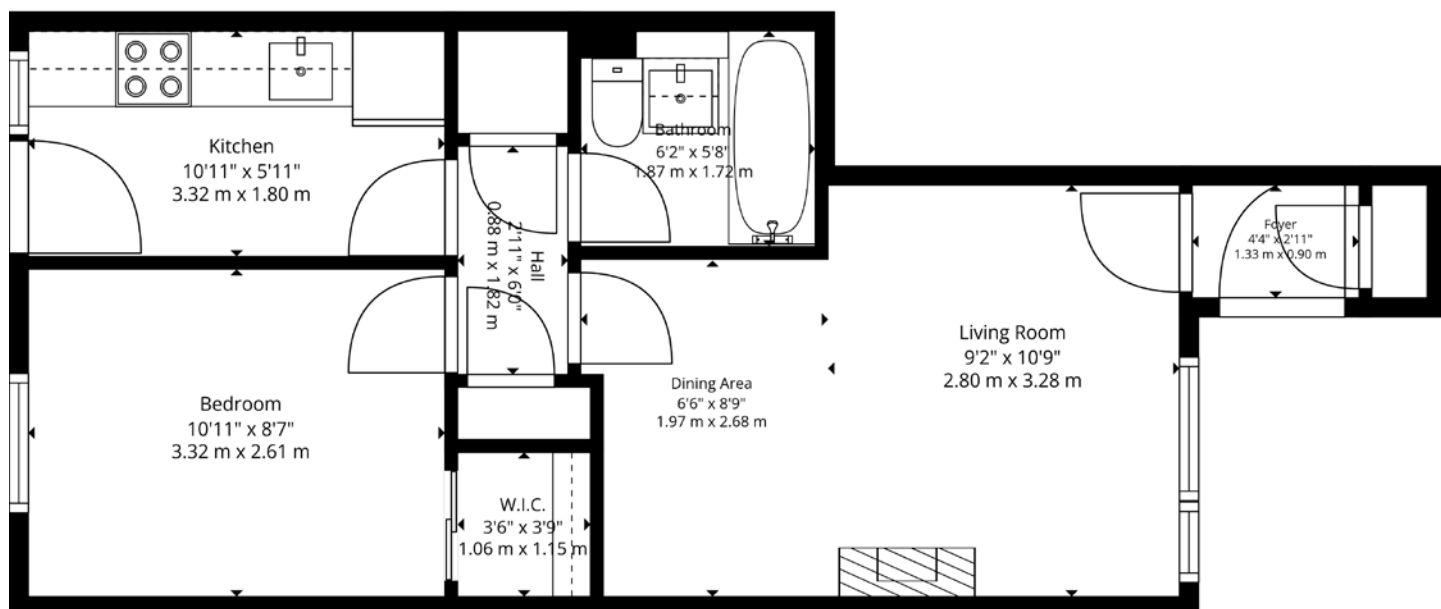
The generous double bedroom is thoughtfully appointed with built-in wardrobes, providing excellent storage while maintaining a spacious and comfortable feel. Completing the accommodation is a stylish, fully tiled bathroom, finished to a high standard with a contemporary suite.







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Gross internal floor area (m²): 42m²

EPC Rating: D

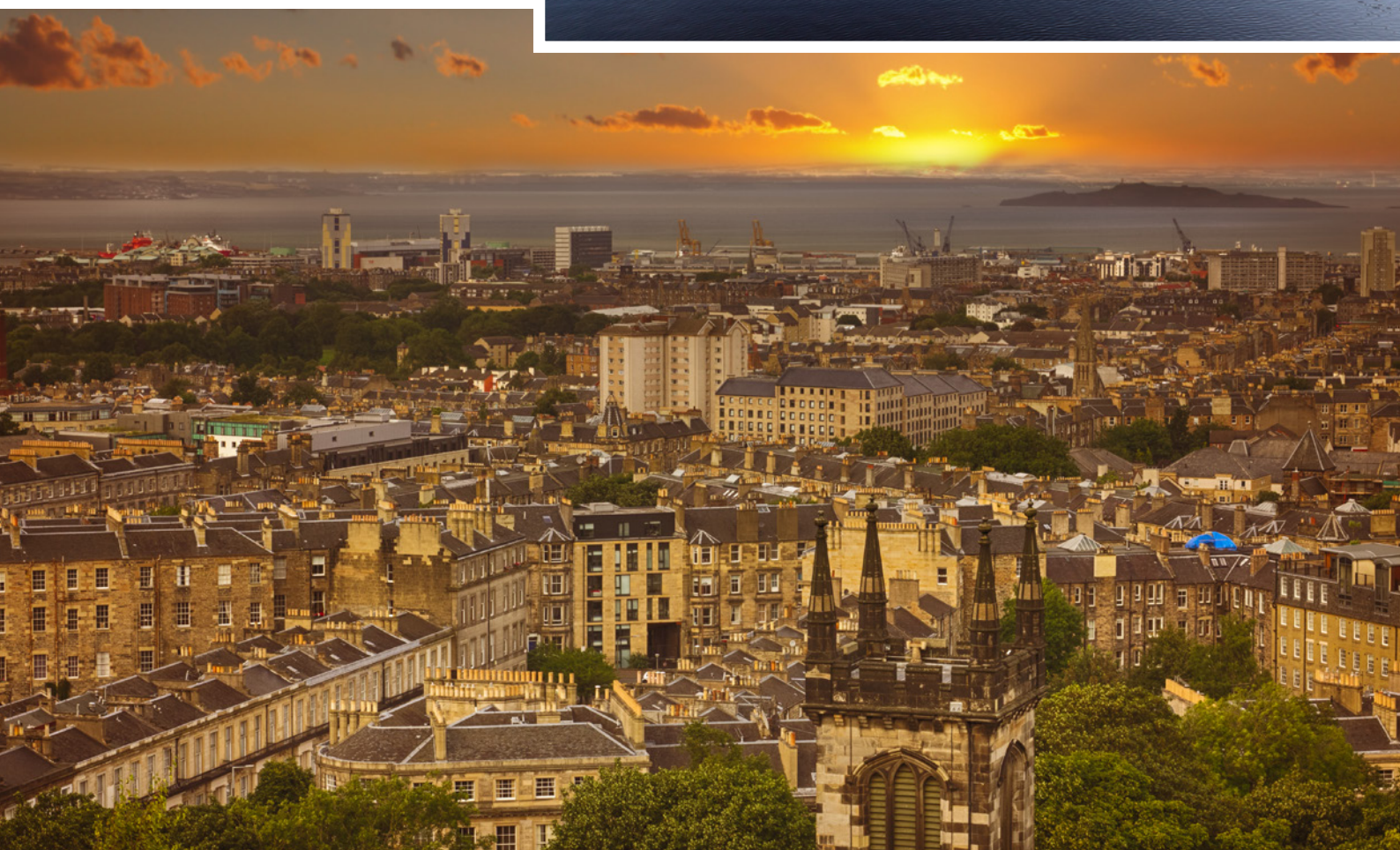
Floor Plan

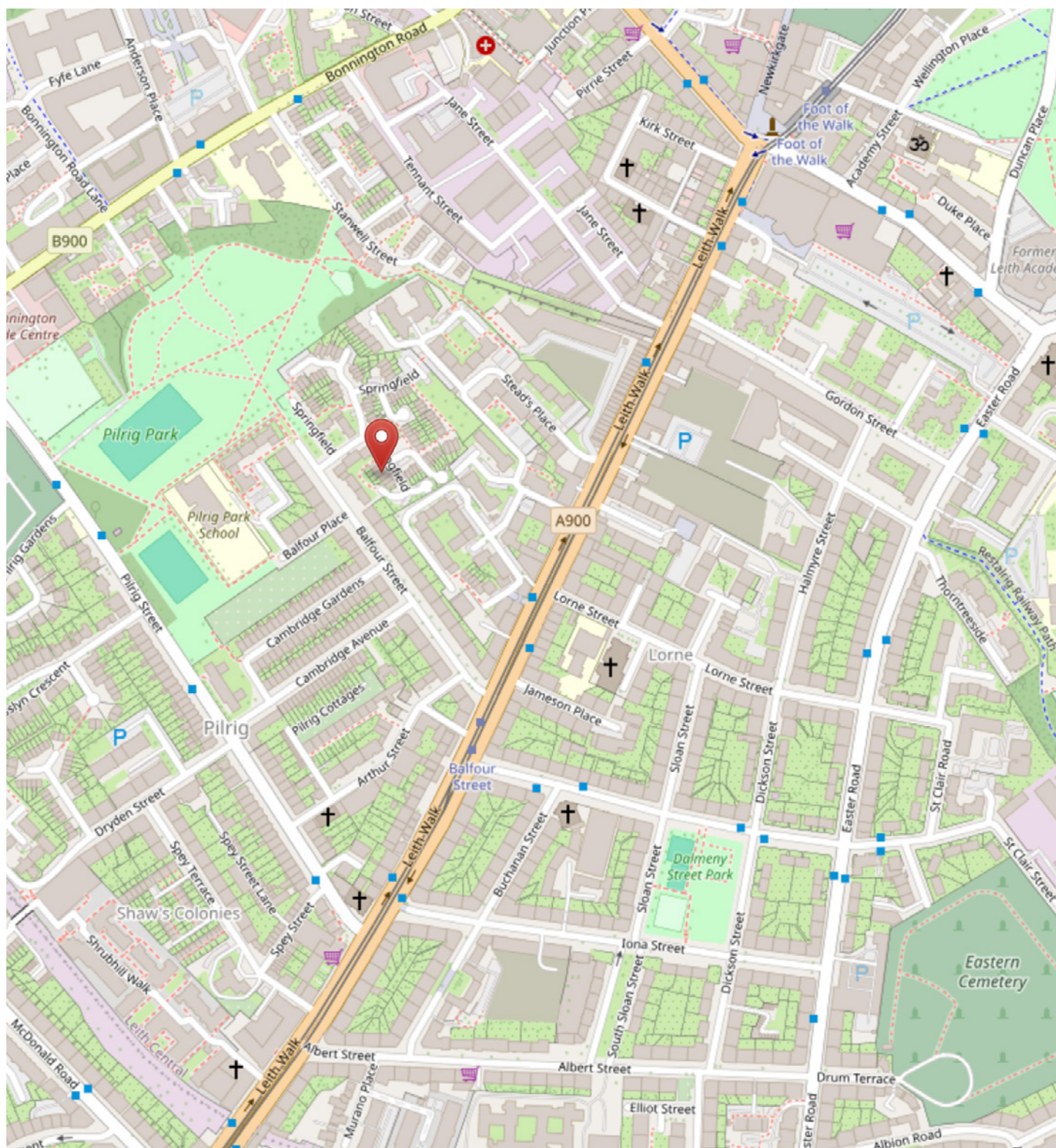


Further benefits include double glazing, excellent storage throughout, a private main-door entrance and the exceptional convenience of an allocated parking space located directly outside the property.



Springfield enjoys an enviable position within the vibrant and ever-popular Leith district, just east of Edinburgh's city centre. Renowned for its independent cafés, award-winning restaurants, artisan bakeries and lively waterfront atmosphere, Leith offers an exceptional lifestyle with everything on your doorstep. Excellent transport links, including nearby tram and bus services, provide swift access to the city centre, Edinburgh Airport and beyond. The Shore, Leith Walk, beautiful green spaces and a wide selection of local amenities are all within easy walking distance, making this an outstanding location for both convenience and leisure.





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THE SUNDAY TIMES
THE TIMES



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