

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £189,000

114/7 Springfield, Leith, Edinburgh EH6 5SD



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Delightful Two Bed Top Floor Flat With Open Aspect - Excellent Starter Flat With Letting Potential

The subject of sale comprises a particularly appealing two bed top floor flat enjoying a bright corner position with southerly aspect towards Arthur's Seat in the fashionable Leith district.

Forming part of a factored building within a well-established residential development, this extremely desirable property offers a light, freshly decorated interior with attractive fitted flooring throughout presented to the market in true move-in condition. This delightful starter home with letting potential was recently upgraded to include new kitchen fittings with integrated electric hob and oven. In brief, the accommodation comprises: welcoming hallway with storage, twin windowed lounge/diner with hardwood flooring, well fitted kitchen with breakfast bar and appliances, two double bedrooms/one with fitted wardrobe and stylish bathroom with shower/screen. Comfort is further assured by means of electric heating complemented by the installation of double glazing and the property also benefits from useful storage facilities including a sizeable attic. Hard wired smoke and heat detectors have also been installed. Parking space. All fitted floor coverings, curtains, blinds, fridge/freezer, automatic washing machine and light fittings are included in the sale. Some items of furniture may be available by separate negotiation.

ACCOMMODATION (WIDEST POINTS)

Lounge/Diner	4.62 m x 3.40 m / 15'2" x 11'2"
Kitchen	2.39 m x 2.18 m / 7'10" x 7'2"
Bedroom 1	3.05 m x 2.59 m / 10'0" x 8'6"
Bedroom 2	2.82 m x 2.51 m / 9'3" x 8'3"
Bathroom	1.88 m x 1.80 m / 6'2" x 5'11"



LOCATION

While there is an abundance of local convenience shopping on nearby Leith Walk, Springfield also lies within comfortable walking distance of the city's finest amenities. Schools catering for all age groups are well represented and excellent leisure facilities in the vicinity include close by Pilrig Park, The Playhouse Theatre and Omni Centre with multi screen cinema, gym and a selection of restaurants/bars including the new Edinburgh Street Food Market. The Water of Leith Walkway also offers scenic walks and cycling opportunities. While the property enjoys an excellent location it is also convenient to a frequent and effective public transport service operating to many parts of the city including the tram system operating between Newhaven and Edinburgh Airport. The city bypass and main motorway networks are also within easy reach.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

FACTORS

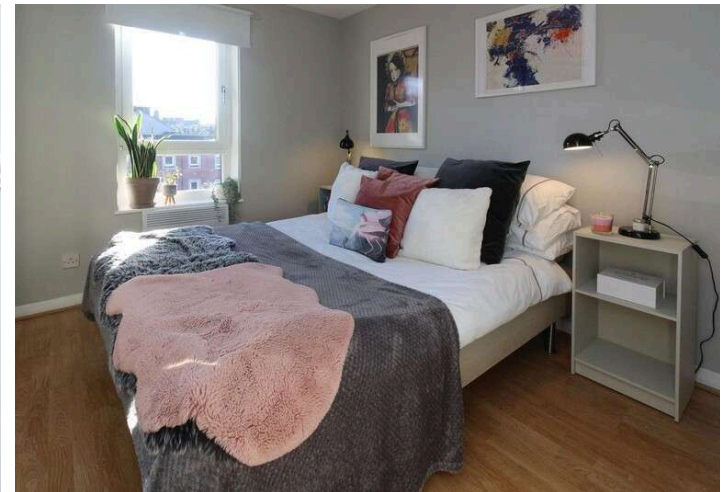
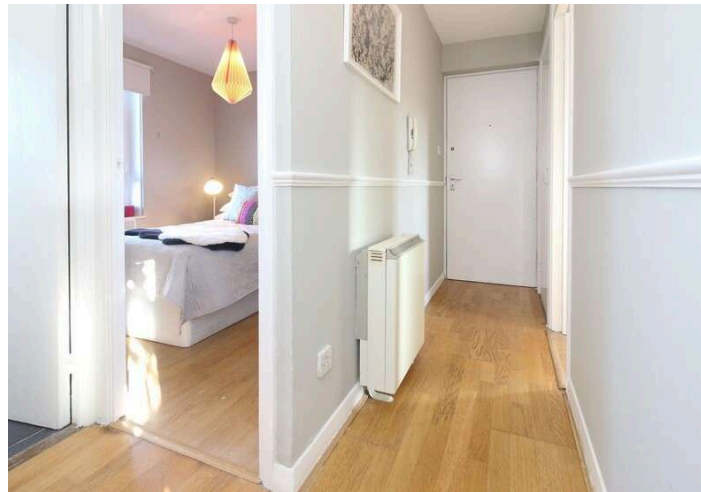
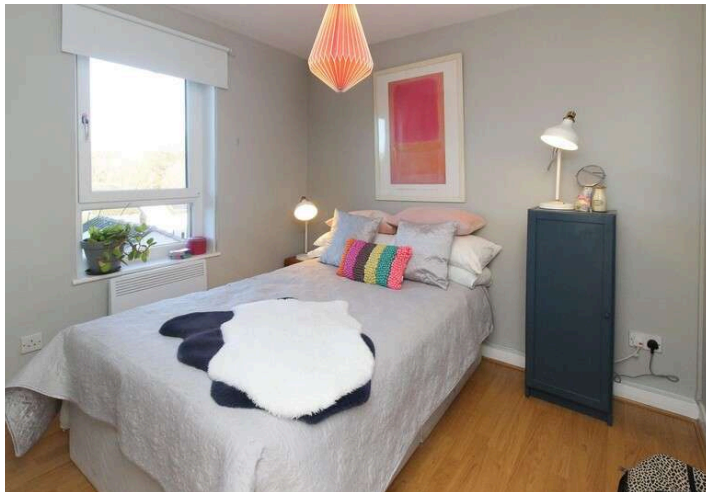
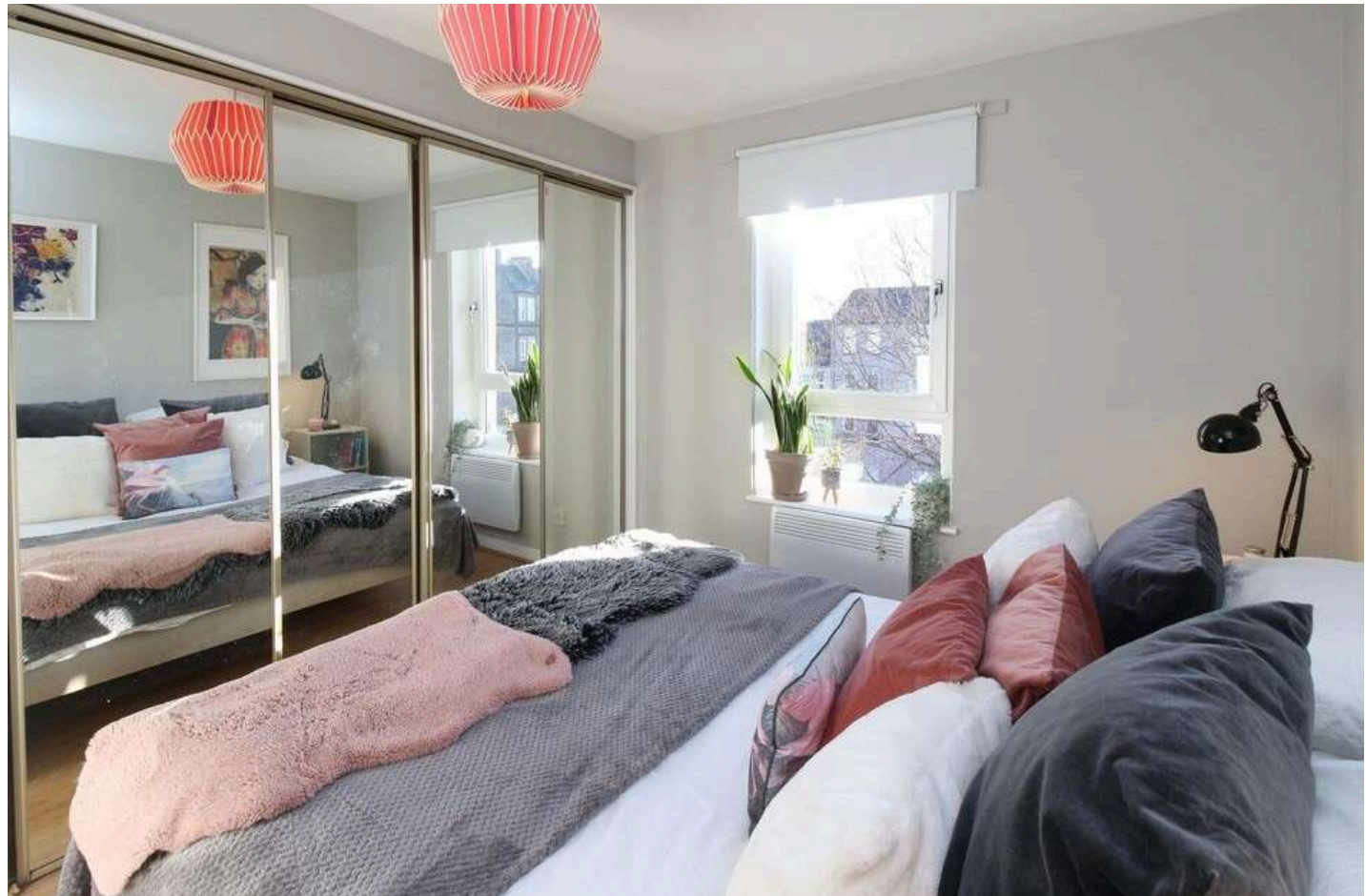
Trinity Factors arrange stair cleaning/lighting, garden/ground maintenance & buildings insurance.

EPC RATING

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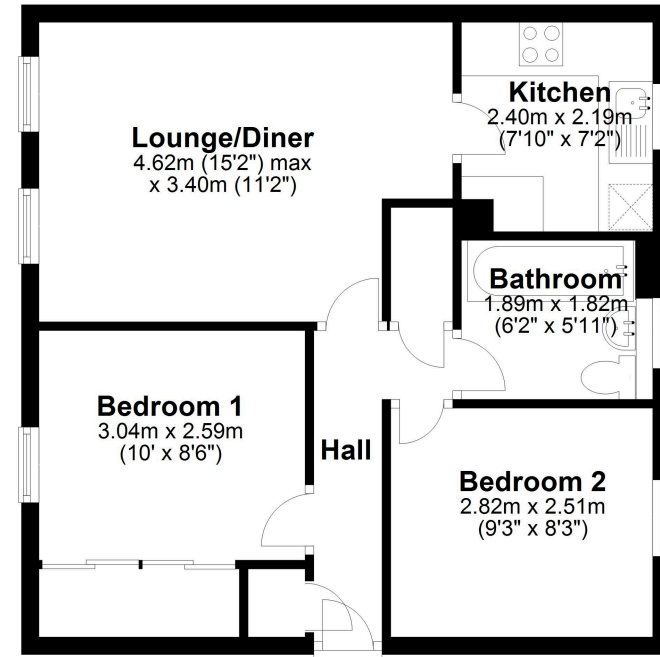
VIEWING

By appointment, please telephone 07870 693063





114/7 Springfield



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

Beveridge
Philp
& Ross

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.