



24/13 Springfield Street,
Edinburgh
EH6 5DE



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2



4th Floor Flat



accommodation

- Entrance hall
- Sitting room
- Kitchen / Dining room
- Master bedroom with en suite shower room
- Second double bedroom with fitted wardrobes
- Bathroom

features

- Secure allocated parking space
- Lift access
- Communal grounds
- Gas central heating
- Double glazing
- Security entry phone
- Good storage
- Quiet location

description

Tucked away in a quiet, modern development behind Leith Walk yet ideally placed to take advantage of the vibrant local cafes, bars, shops & restaurants and all that Leith has to offer, including the bus and tram stops on Leith Walk. This bright, fourth floor flat is entered into a welcoming entrance hall with two large storage cupboards, sitting room with corner windows and leafy open views, kitchen / dining room with a range of modern wall and base units with ample space for a dining table, providing perfect entertaining space. The master bedroom has a fitted wardrobe and a spacious shower room with two piece suite and separate shower cubicle, second spacious double bedroom with fitted wardrobes and contemporary bathroom with white suite and mixer shower over the bath. The property benefits from gas central heating, double glazing, security entry phone system, lift access and an allocated underground parking space.



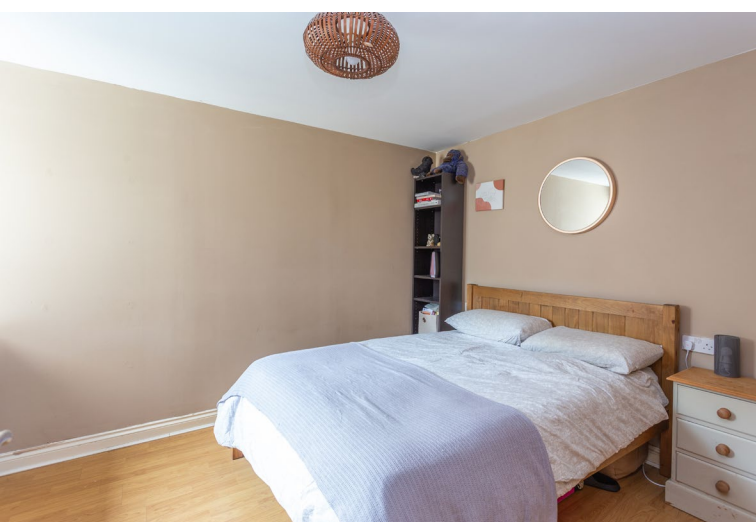
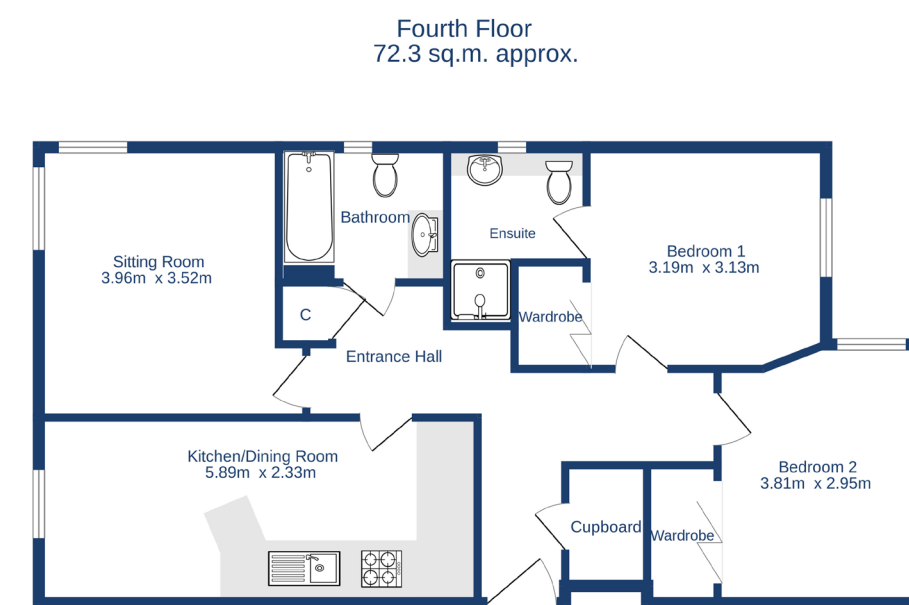
EPC:
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Home Report
Value: £250,000

The development is managed by James Gibb and a payment of approximately £160 per month includes buildings insurance.

Items to be included in the sale price:
Fitted flooring, ceiling light fittings and kitchen appliances (oven hob, extractor hood, fridge/freezer and washing machine).



TOTAL FLOOR AREA: 72.3 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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