

15 Springfield Street

LEITH, EDINBURGH, EH6 5EF



*SPACIOUS FOUR BEDROOM MID TERRACED TOWNHOUSE
WITH SOUTH FACING GARDEN & DRIVEWAY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer on to the market this exceptionally appealing terraced townhouse, situated in Edinburgh's popular and vibrant area of Leith. Commanding an idyllic south-facing position with views over Pilrig Park and beyond to Arthur's Seat. 15 Springfield Street is on a row of exclusive modern townhouses uniquely tucked away on a no through street situated next to the tranquil setting of Pilrig Park, yet moments from Leith Walk's fantastic array of coffee shops, bars and restaurants.

This light-filled family home is tastefully decorated and offers spacious accommodation over three floors that offers an excellent degree of flexibility and would be well suited to the professional couple and family alike.

The ground floor features a dual aspect airy flexible space providing an open plan entertaining living dining kitchen space. There is also a clever under stair laundry space and large pantry cupboard. The living area links the house beautifully to an established private rear garden with an entertaining patio with garden and drying area beyond.







The house is linked by a central staircase, which gives access to four well-proportioned bedrooms with built-in storage spread over two floors. Bedroom 4 is currently used as a flexible family room, which has south-facing city skyline balcony views. The house is double-glazed and benefits from central heating, making for a warm and cost-effective home, year round. The property further boasts a full height spacious floored loft.







Bedroom 1





Bedroom 2





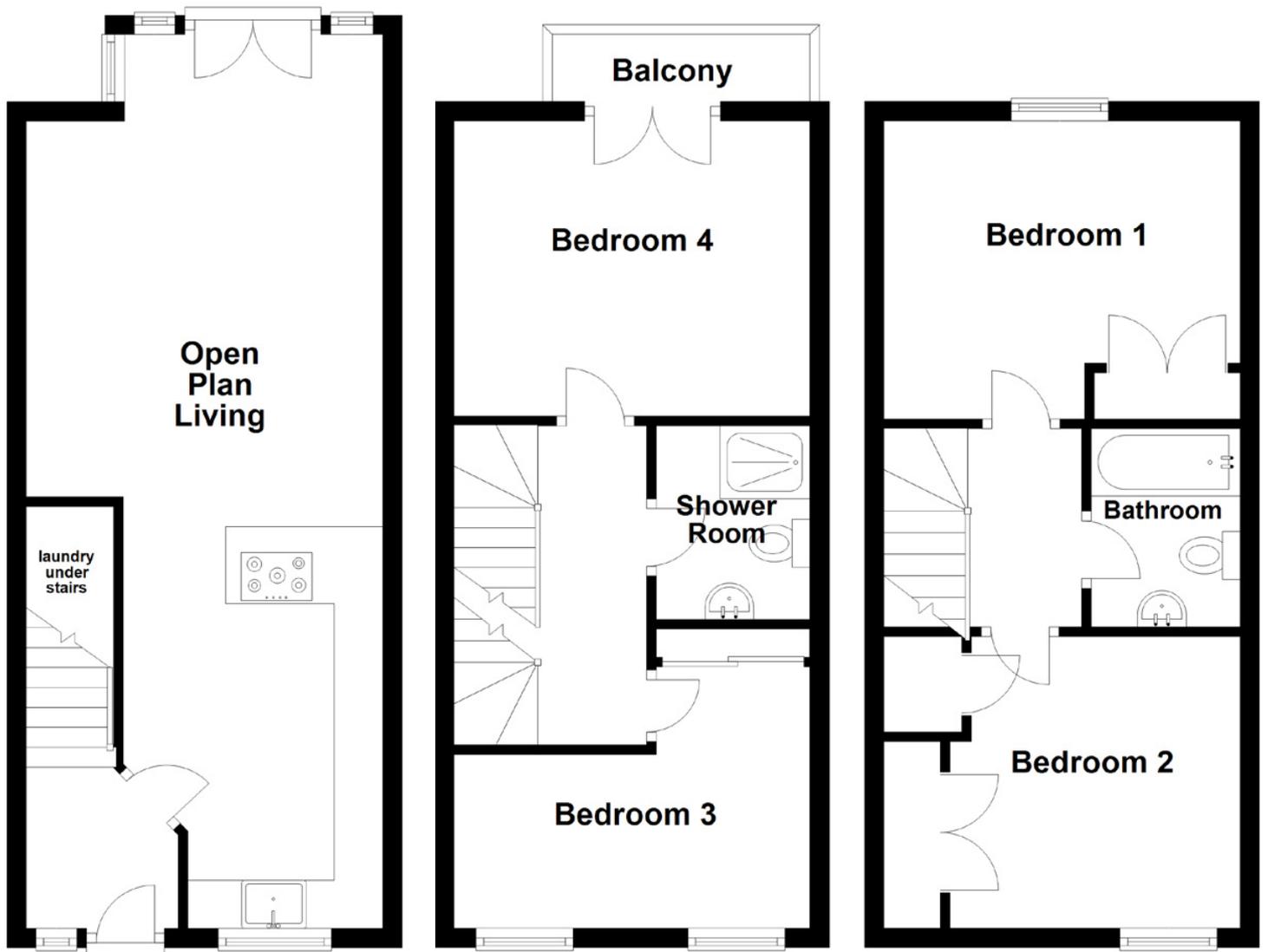
Bedroom 3





The bedrooms are serviced by an attractive modern shower room with under sink storage and an additional family bathroom with three-piece suite and under sink storage.





Approximate Dimensions

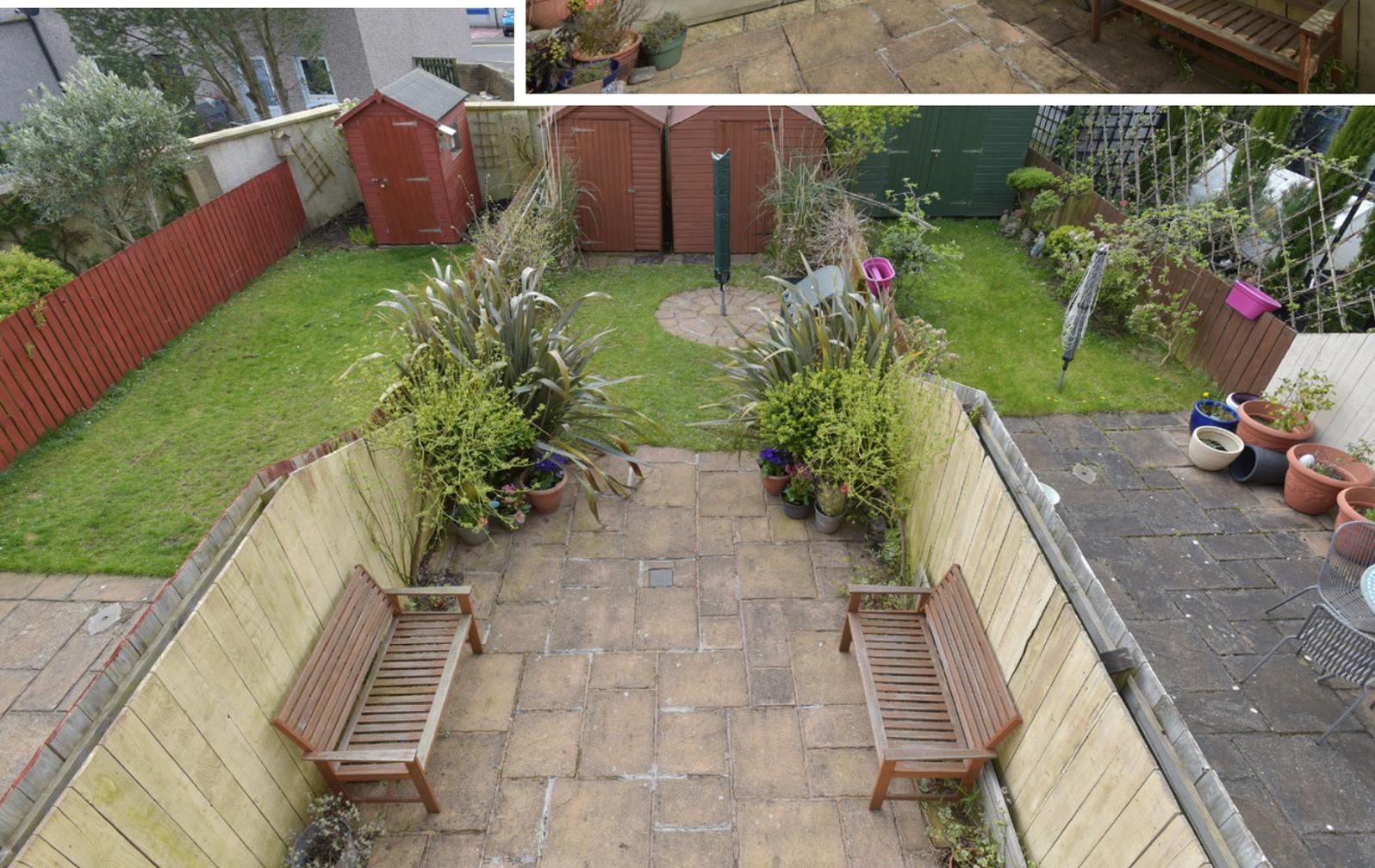
(Taken from the widest point)

Open Plan Living	9.28m (30'5") x 3.67m (12')
Bedroom 1	3.09m (10'2") x 3.67m (12')
Bedroom 2	3.09m (10'2") x 3.67m (12')
Bedroom 3	3.09m (10'2") x 3.67m (12')
Bedroom 4	3.09m (10'2") x 3.67m (12')
Bathroom	2.06m (6'9") x 1.53m (5')
Shower Room	2.06m (6'9") x 1.53m (5')

Gross internal floor area (m²): 98m²

EPC Rating: C

The property features a charming and private south facing garden to the rear, which enjoys a lovely mature tree backdrop. The garden contains a variety of planting, small trees and shrubs, together with a stone patio. The garden has a pleasant tranquil feel and offers a charming space to enjoy outdoor entertaining in the warmer months. There is also a well-stocked front garden complete with, cherry blossom tree, private driveway and provision for electric vehicle charging.

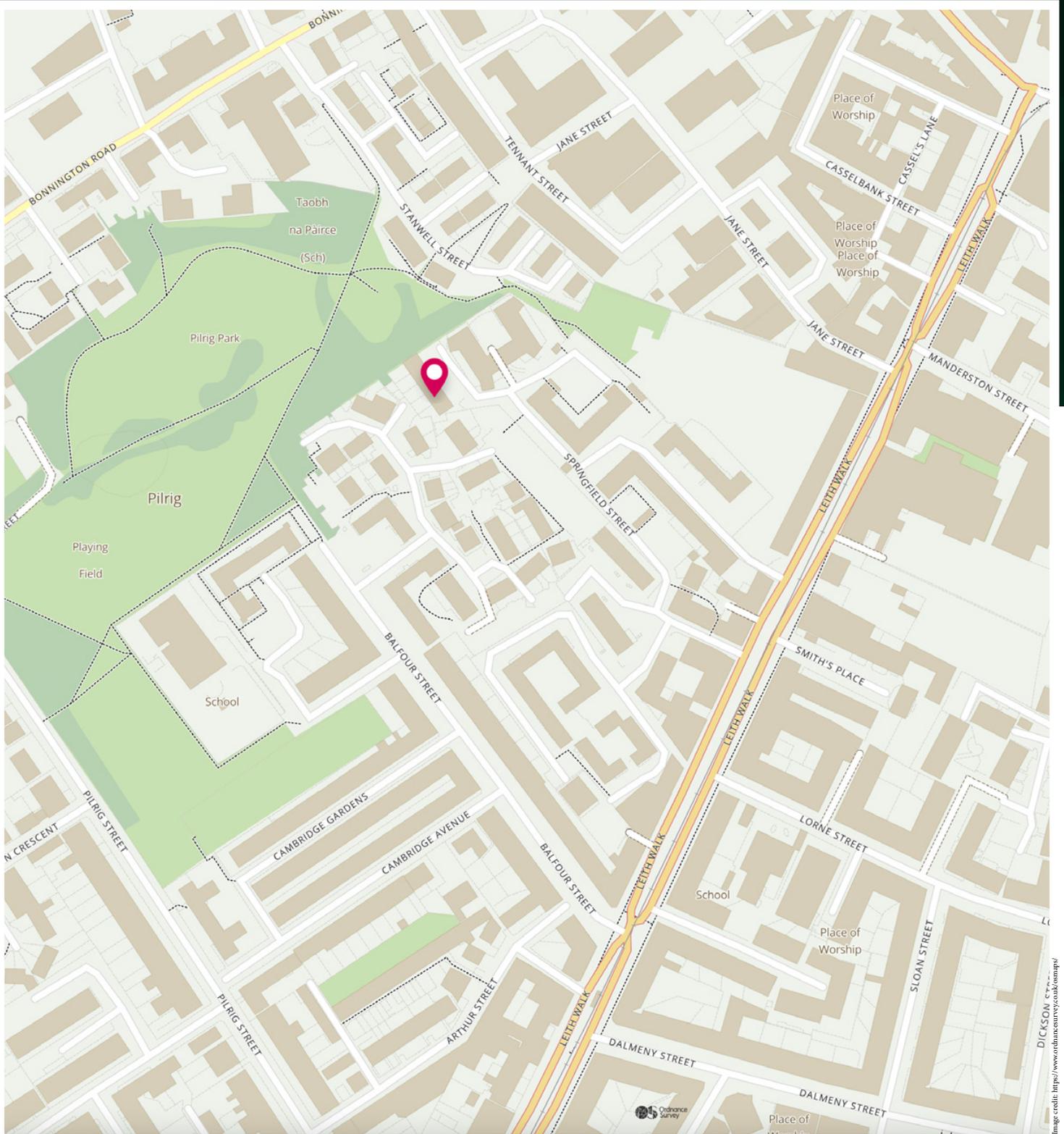




The property is enviably placed in a peaceful residential neighbourhood, located on the edge of Pilrig Park offering an abundance of green space and well within walking distance of the city centre. The house presents a superb opportunity for families and professionals alike, with easy access to some of Leith's best eateries, as well as excellent transport links with trams and buses to Edinburgh train stations and Edinburgh international airport.

Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalised and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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