McEwan Fraser Legal
Solicitors & Estate Agents

13 Springfield Street

LEITH, EDINBURGH, EH6 5EF



Beautifully presented four-bedroom home offering spacious open-plan living, private rear garden and balcony in a desirable Edinburgh location



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McEwan Fraser Legal is delighted to present this beautifully presented four-bedroom house, situated within a popular residential area of Edinburgh. Offering bright, spacious and versatile accommodation across multiple levels, the property combines contemporary open-plan living with generous bedroom accommodation and attractive outdoor space. Finished in neutral tones throughout, this lovely family home is ideally suited to modern family living, professionals or those seeking additional space to work from home.

Upon entering, a bright and welcoming hallway provides access to the main living accommodation, complemented by a carpeted staircase leading to the upper levels.

THE LIVING ROOM / KITCHEN / DINER





The heart of the home is the impressive open-plan living, dining and kitchen area, creating a bright and sociable space ideal for both everyday living and entertaining. Finished with attractive neutral floor tiling and contemporary decor, the living area offers ample space for comfortable furnishings, while French doors allow natural light to flood the room and provide direct access to the private rear garden, seamlessly connecting indoor and outdoor living.

The adjoining kitchen is both stylish and practical, featuring a range of light wood-effect wall and base units, complemented by integrated appliances and a sleek chrome extractor hood. A window provides additional natural light, while the open-plan layout creates a functional and inviting space for cooking and dining.



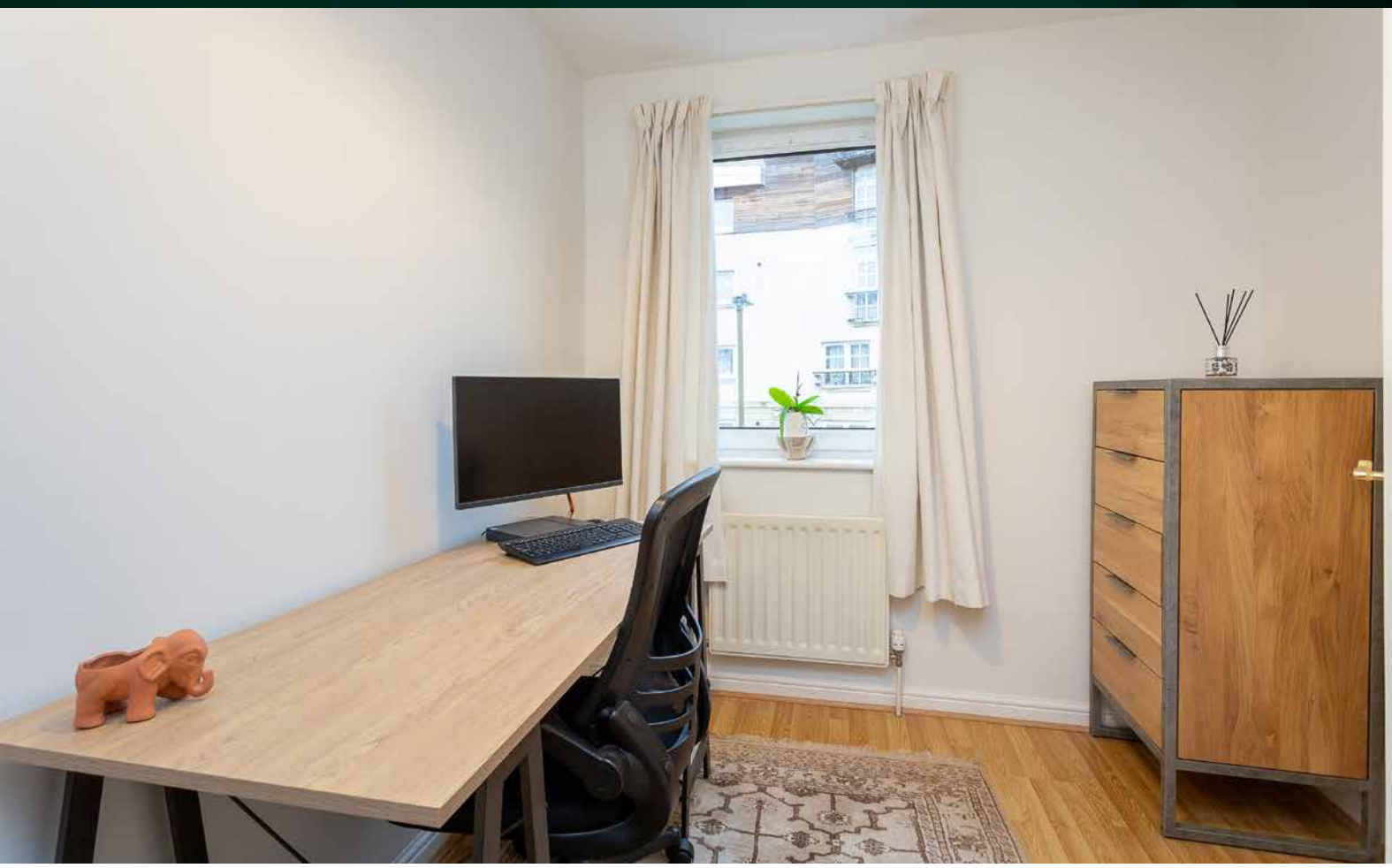


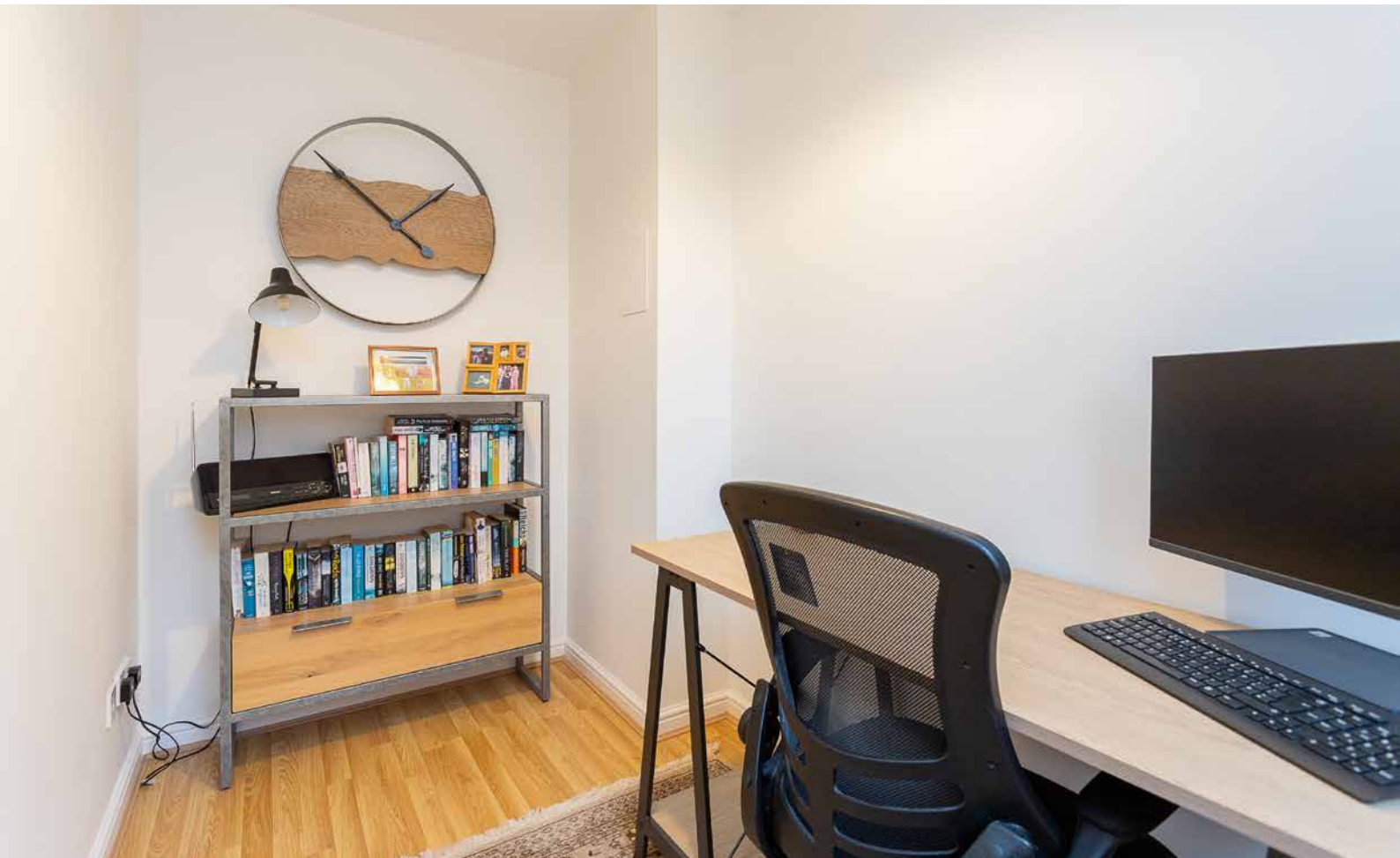
The property boasts four well-proportioned bedrooms, each finished in fresh neutral decor, offering flexible accommodation to suit a variety of needs. Bedroom one is particularly appealing, featuring attractive light wood-effect flooring and French doors opening directly onto a private balcony, providing a lovely outdoor retreat. One of the bedrooms is currently utilised as a home office, offering a bright and spacious working environment with a window allowing plenty of natural light. Two further bedrooms benefit from practical built-in storage, with the front bedroom featuring an impressive full-height glazed opening with Juliet-style safety railings, enhancing the sense of light and space throughout.

BEDROOM 1

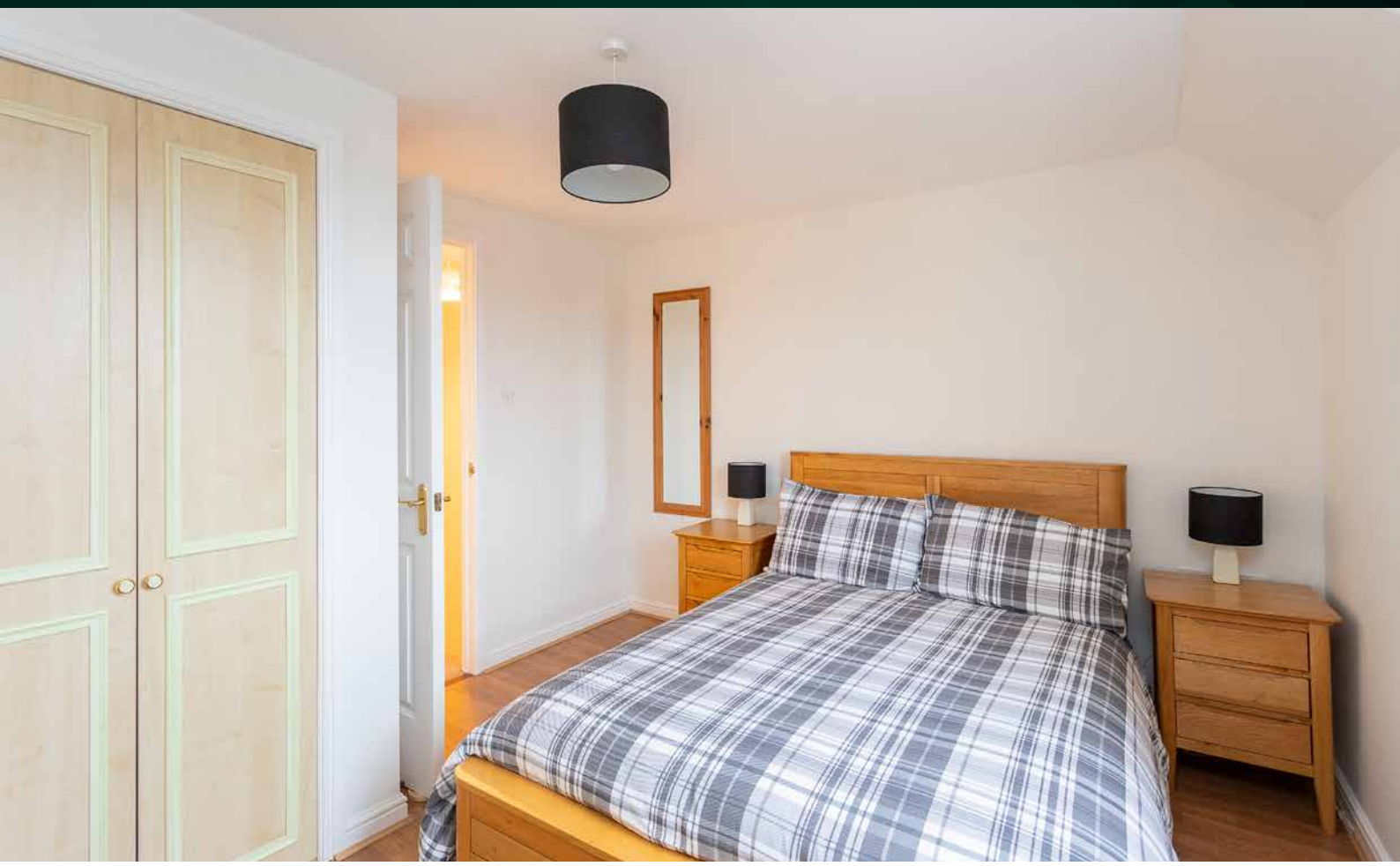


BEDROOM 2



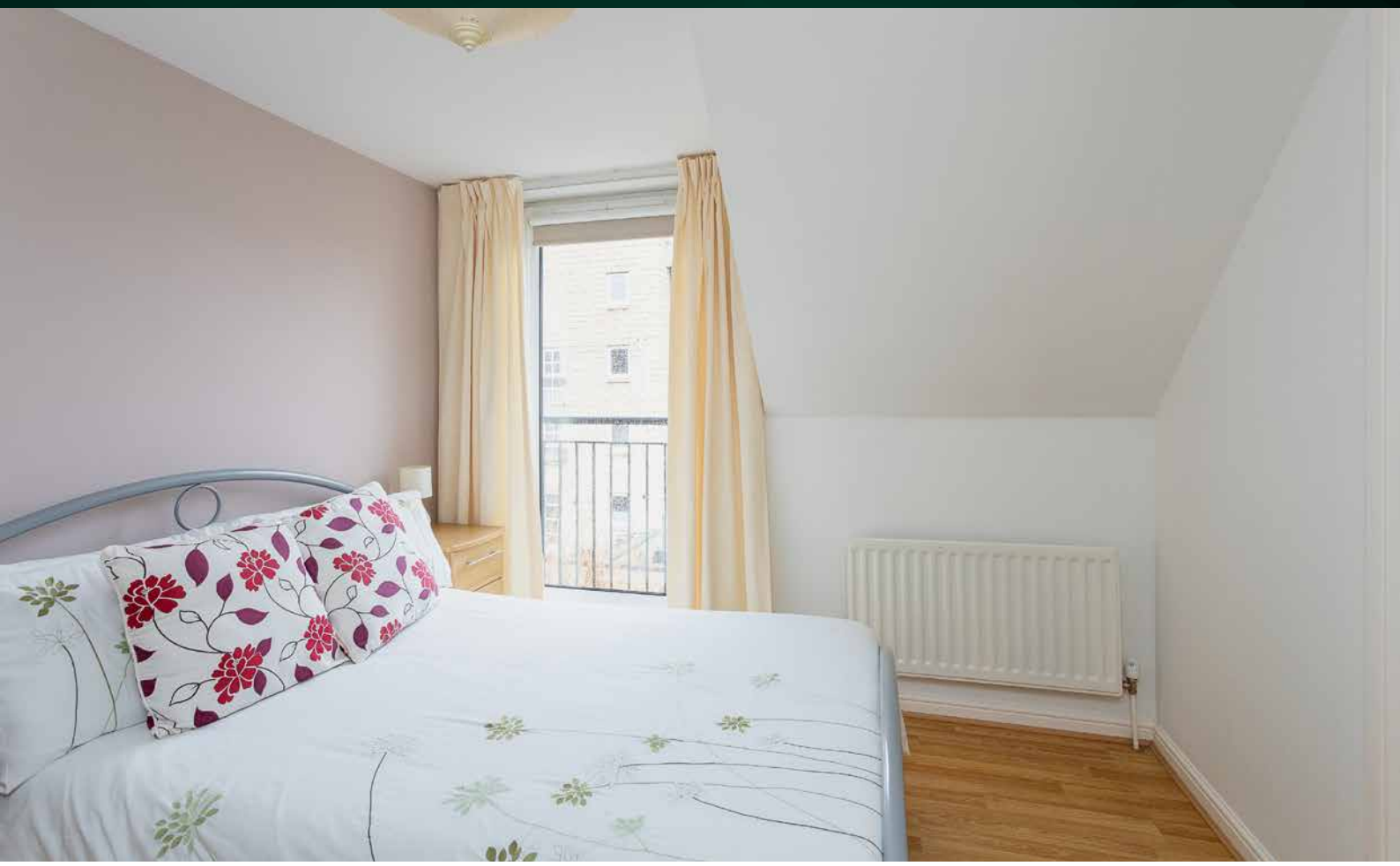


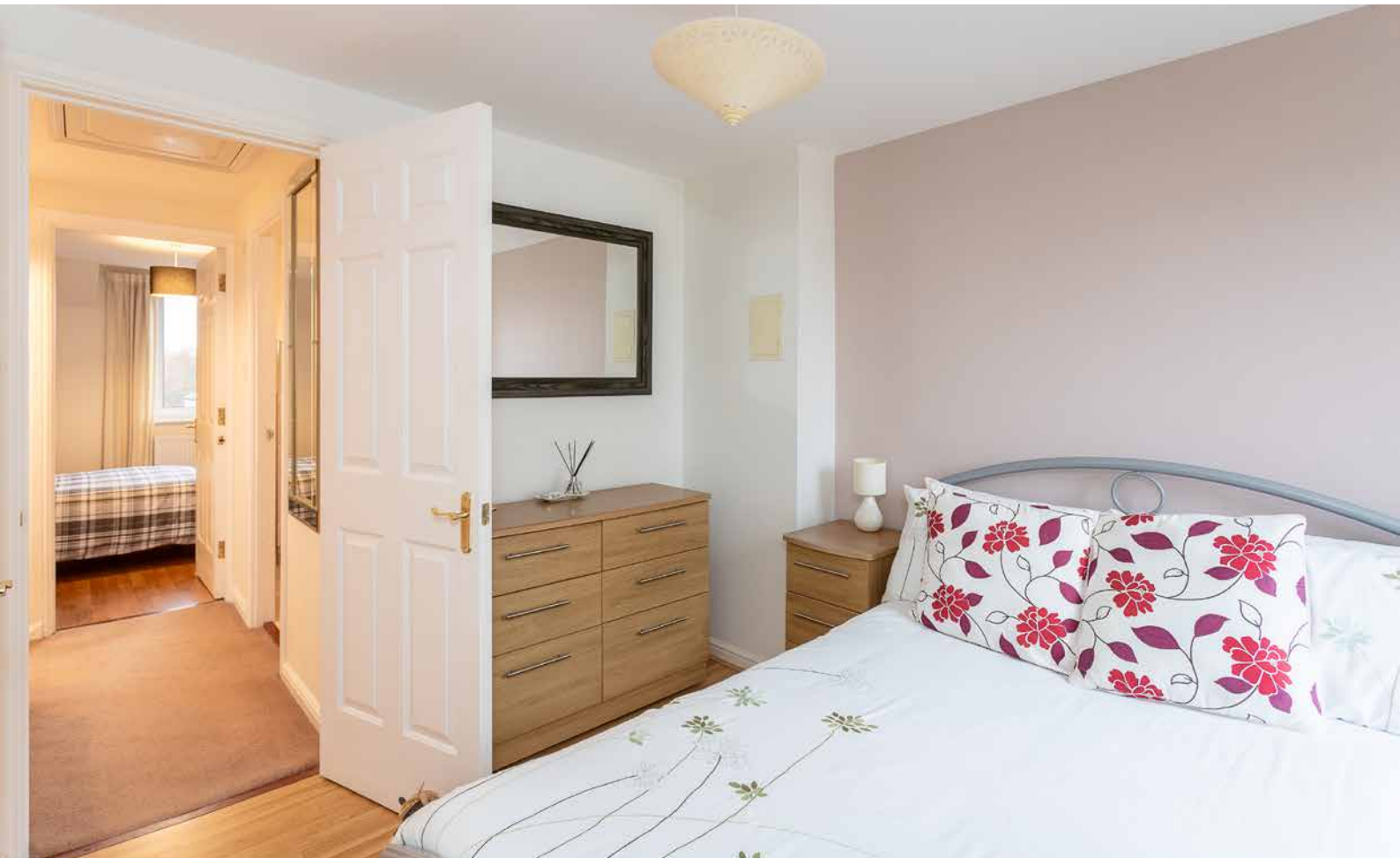
BEDROOM 3



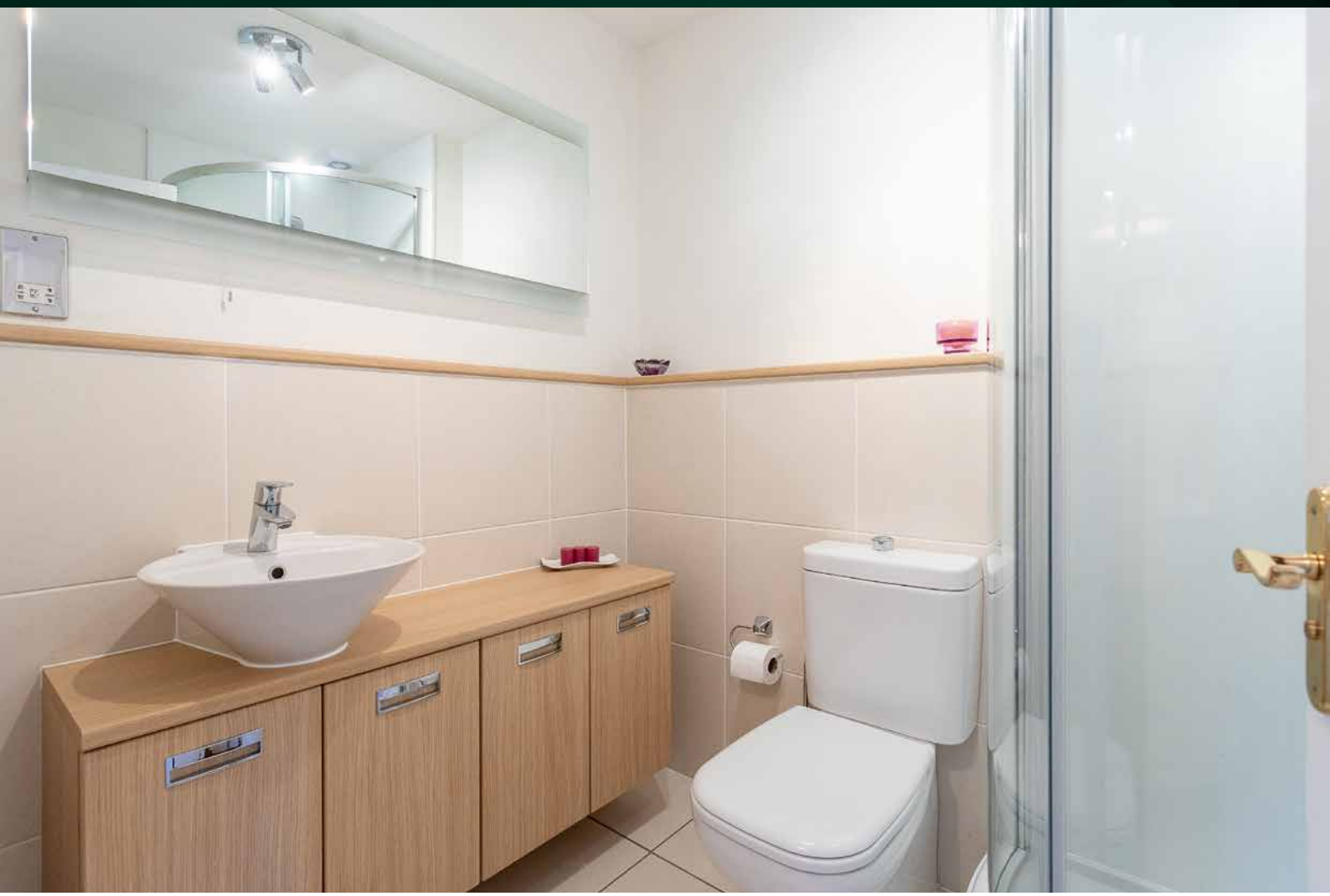


BEDROOM 4





THE SHOWER ROOM & BATHROOM



The accommodation is further complemented by a well-appointed family bathroom and separate shower room, both finished in contemporary neutral tones. Each features a white three-piece suite, light wood-effect fitted storage surrounding the wash-hand basin, chrome heated towel rails and attractive neutral floor tiling, creating practical and stylish spaces for everyday use.





Externally, the property enjoys a private rear garden, thoughtfully arranged with attractive stone paving and mature planting. Offering ample space for outdoor furniture, the garden provides a pleasant setting for alfresco dining, summer entertaining or simply relaxing outdoors. An additional benefit is the convenient side access, providing a direct route from the front of the property to the rear garden without the need to pass through the house.

Combining spacious and flexible accommodation, contemporary finishes and desirable outdoor space, this attractive four-bedroom home presents an excellent opportunity for buyers seeking comfortable modern living within an established Edinburgh neighbourhood.

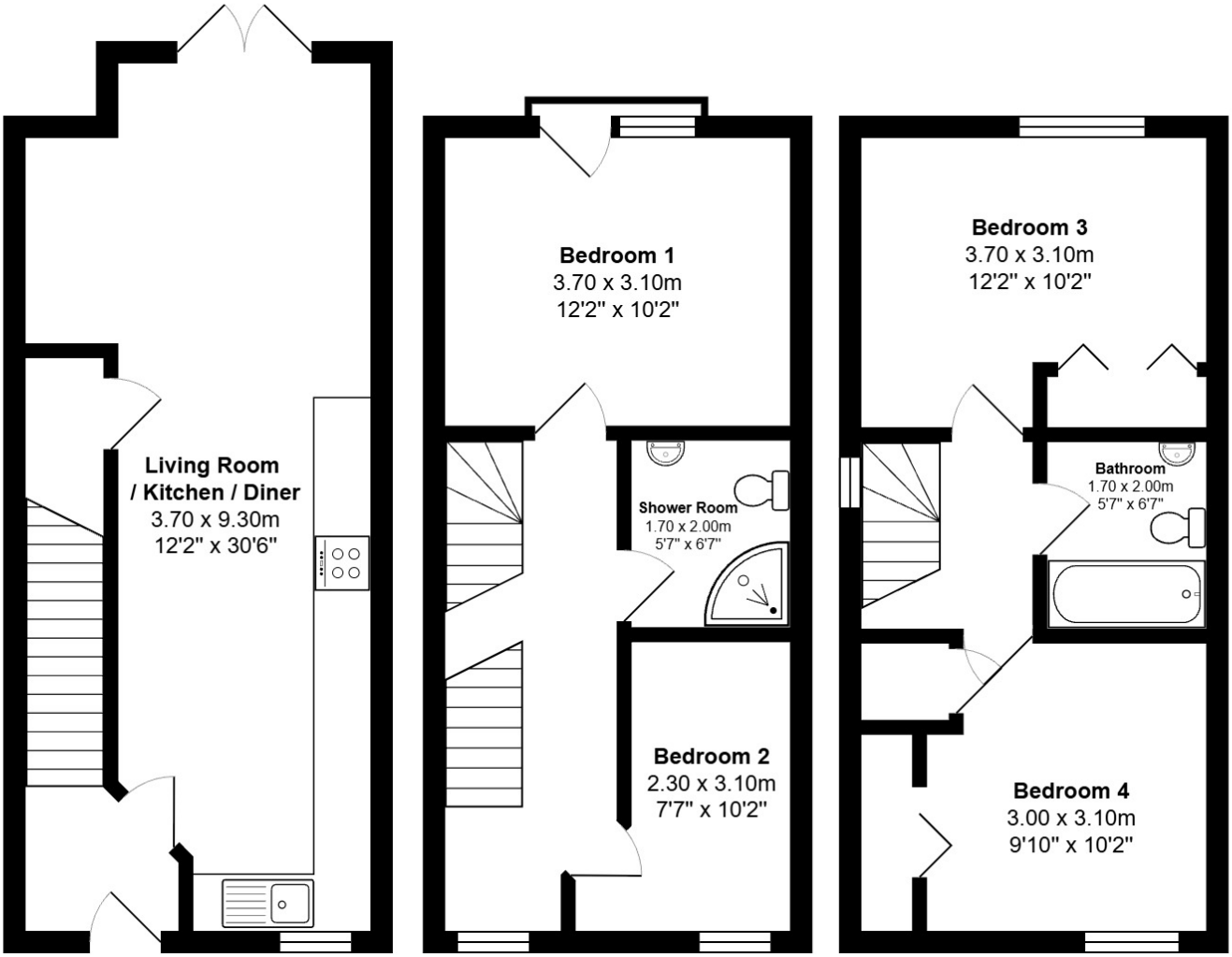
EXTERNALS





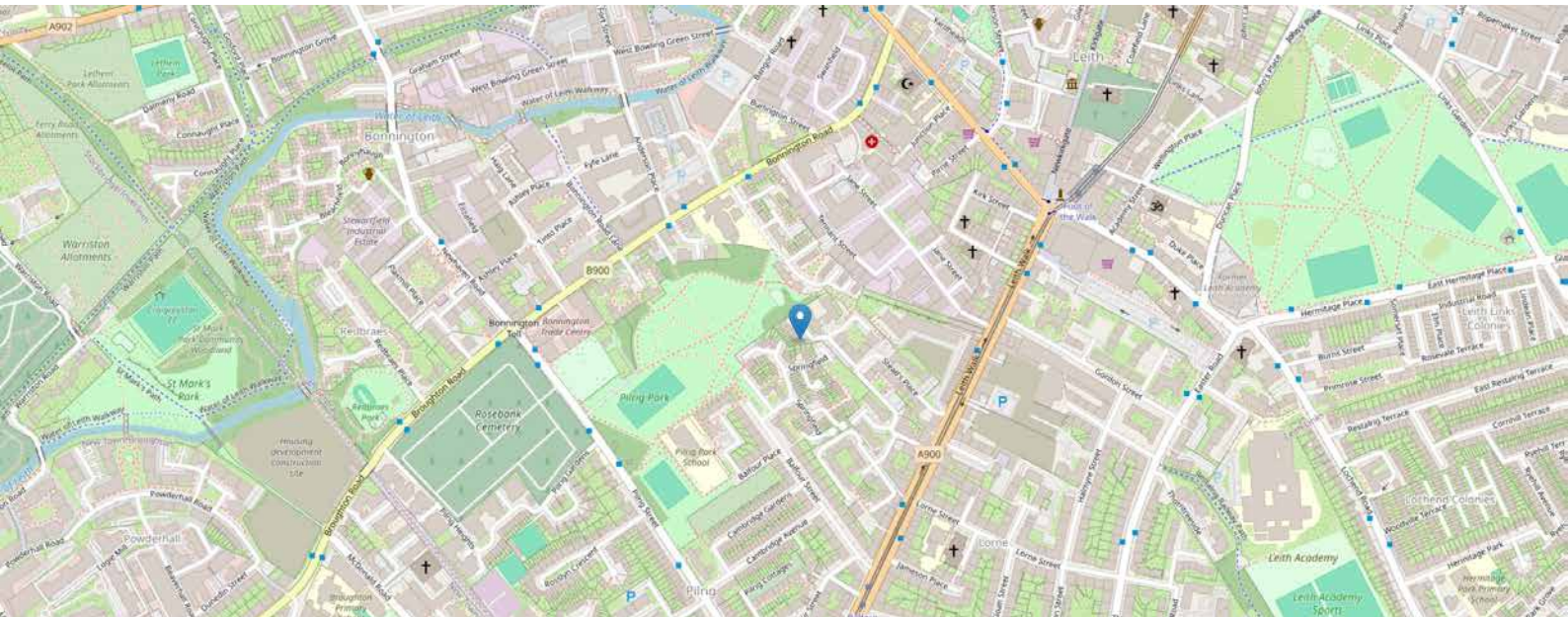


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 96m^2 | EPC Rating: C



THE LOCATION

Springfield Street is ideally situated within the vibrant and highly sought-after Leith area of Edinburgh, offering an excellent selection of local amenities and convenient transport links. The surrounding area boasts a fantastic variety of independent shops, cafés, restaurants and bars, with the popular Shore district nearby, renowned for its waterfront setting and thriving dining scene.







For outdoor enthusiasts, nearby Pilrig Park provides attractive green space for walking and recreation, while the picturesque Water of Leith offers scenic routes to explore. A range of supermarkets, leisure facilities and schooling options are also readily accessible, making the location particularly appealing to families and professionals alike.

Excellent public transport links are available, with regular bus services and the nearby Balfour Street tram stop providing convenient access to Edinburgh city centre, Edinburgh Airport and surrounding areas. Combining a lively neighbourhood atmosphere with everyday convenience, Springfield Street offers an excellent location for enjoying all that Edinburgh has to offer.







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