



SIMPSON & MARWICK

3 Rosslyn Crescent

Leith, EH6 5AT

simpsonmarwick.com

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A substantial 5-6 bedroom end terrace period house with secure garden and garage

- 6 bedroom end terrace period villa of 2725 sq.ft
- Garage & unrestricted on street parking
- Mature private garden
- Contemporary kitchen with utility room
- Period features
- Security alarm & fire detection system
- Excellent local shopping and transport links
- Good local Schooling in public and private sector

Description

Located in a quiet cul-de-sac with a shared open space in the middle of the crescent, the property comprises a substantial 5-6 bedroom end terrace period house with private garden and a single garage. The versatile and substantial family accommodation includes hallway, sitting room, family TV room or 6th bedroom, a modern kitchen/family/dining room, a master bedroom with en suite shower room, study, 3 further double bedrooms, a further shower room and a family bathroom. The property has double glazing and gas fired central heating.



Location

Pilrig is located a short distance to the north east of Edinburgh's city centre. The area is well served by local convenience shops and also within a short walk are the Playhouse Theatre, John Lewis, the renowned delicatessen Valvona & Crolla and the Omni Leisure Centre with its multi-screen cinema, health club, bars and restaurants. Nearby Ocean Terminal offers great shopping facilities, as well as first-rate restaurants and a multi-screen cinema. Pilrig Park provides space for recreational activities. The area has regular bus services to all parts of the City from nearby Leith Walk. Waverley train station and St Andrew's Square bus station are easily accessible and there are good road links to the city bypass and motorways.

Fixtures and Fittings

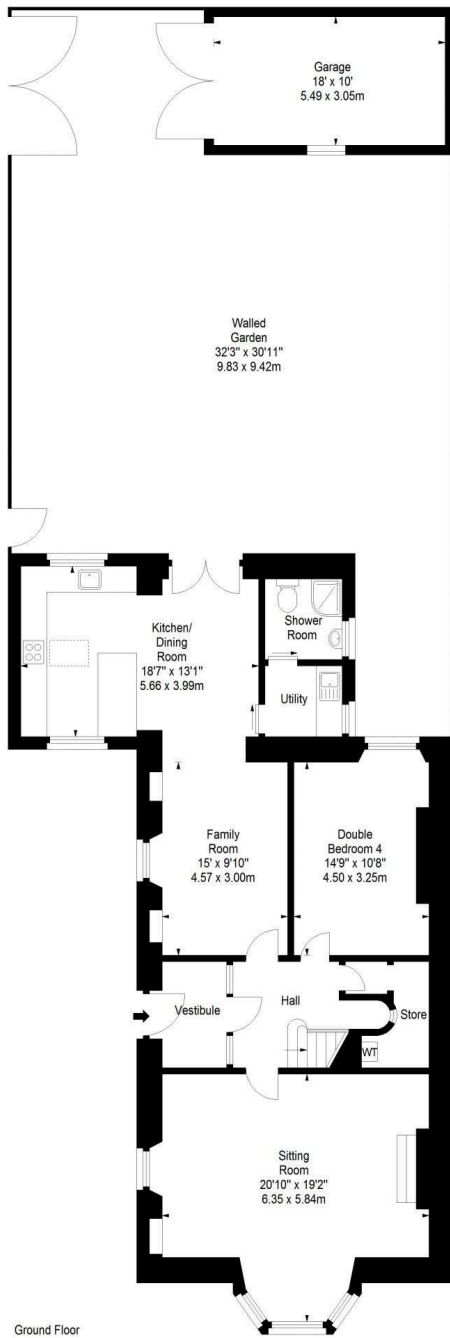
The fitted carpets, light fittings and the integrated kitchen appliances are included in the sale.

EPC Rating E

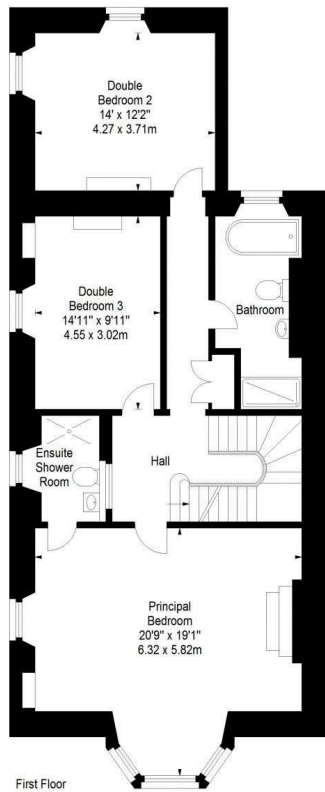
Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

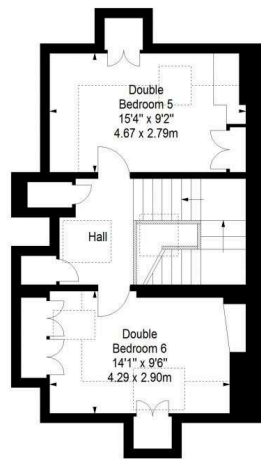




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area
2725 Sq Ft - 253.15 Sq M
Garage
Approx. Gross Internal Area
180 Sq Ft - 16.72 Sq M
For identification only. Not to scale.
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