

13 (flat 3) Rossie Place, Leith, Edinburgh, EH7 5SE



Description

Most impressive one bedroom ground floor flat, of immense appeal, on a quiet street close to some of the city's most picturesque green spaces, the property is within easy walking distance of the St James Quarter, and the rest of the City Centre. Forming part of a traditional tenement building situated less than 2 miles from the city centre, the flat commands an excellent prime setting boasting an eclectic array of independent shops, pubs, cafes, and eateries as well fantastic transport links in and around the city. Offered to the market in excellent order throughout and provides comfortable and light filled living which represents an excellent opportunity for an individual, professional couple or investor.

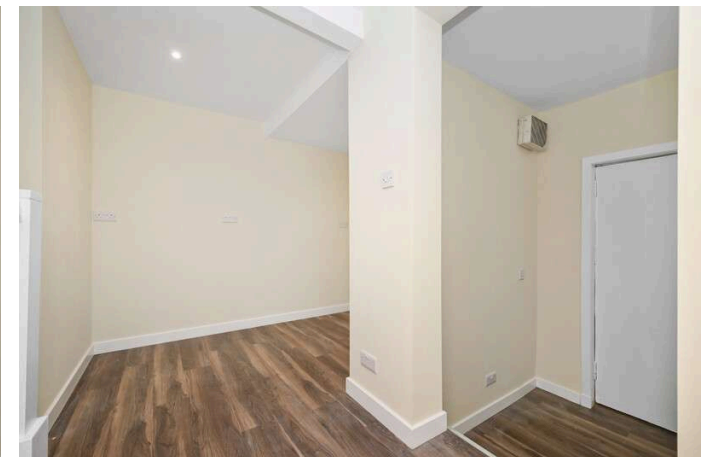
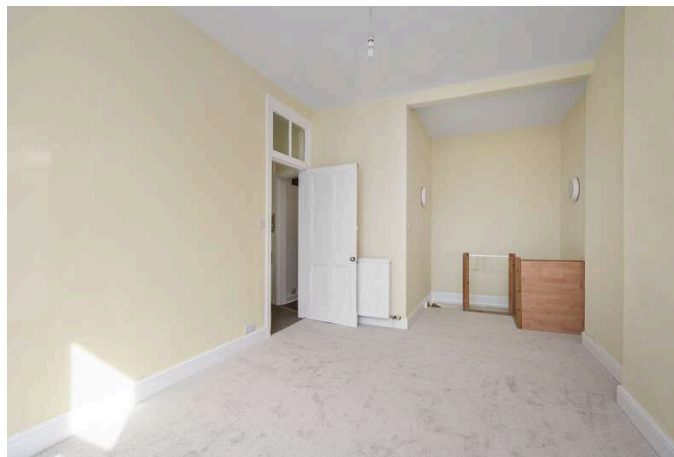
- Hallway
- Well proportioned, sunny twin windowed living/dining room with staircase to basement
- Beautifully appointed, newly fitted kitchen
- Spacious double bedroom with extensive storage
- Bathroom featuring a three piece white suite having a shower over the bath
- Useful basement storage area with access to stairwell
- Gas central heating
- Secure entry phone system
- Shared rear garden
- On street permit parking

Extras

The fitted carpets, oven, hob and cooker hood are included.

Price and Viewing

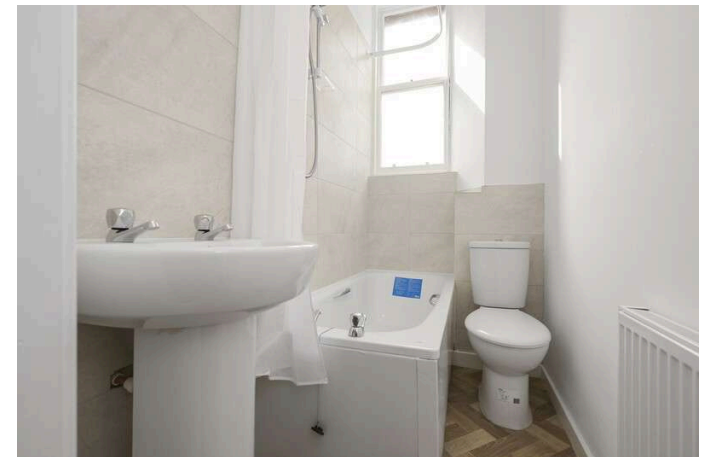
For price and viewing information or further details on this property please contact us on 0131 557 3188.

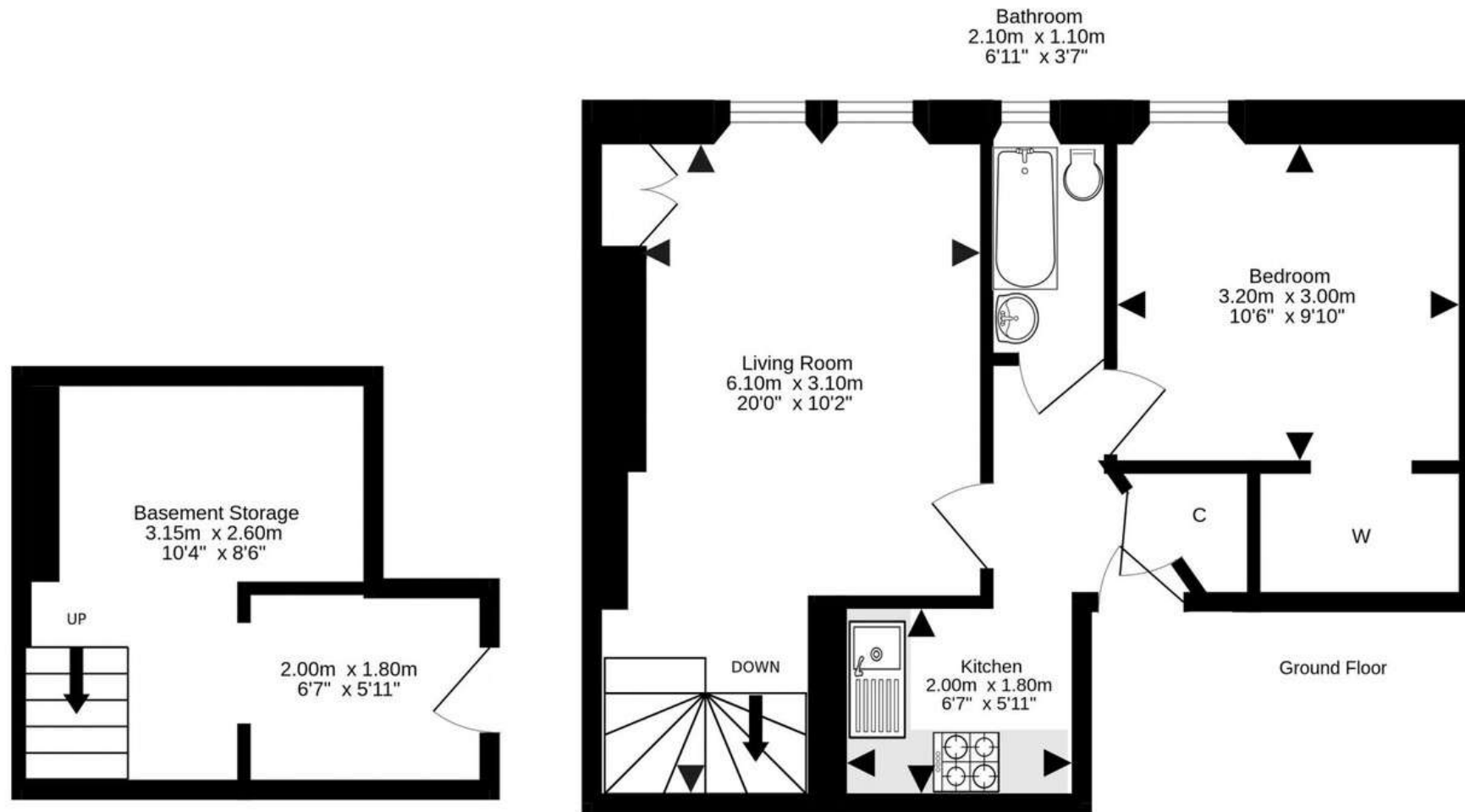


Location

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socializing and is within a 20-minute walk of the city centre. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Lochend Park, Holyrood Park and Arthur's Seat are all within walking distance. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena.. It benefits from an excellent public transport system with multiple bus routes servicing the whole city and tram network connecting Leith to the city and to Edinburgh International Airport.

EPC Rating: D





Basement



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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