

21 (GF3) Rossie Place, Leith, Edinburgh, EH7 5SD



21 (GF3) Rossie Place | Leith | Edinburgh | EH7 5SD

Description

Delightful 1 bedroom ground floor flat forming part of a traditional tenement and located in the popular and convenient location of Leith. The property is just off Easter Road and within walking distance of a variety of local amenities and within easy reach of the City Centre. The interior of the property is bright and stylish throughout and is a great opportunity for a first time buyer or buy to let investor.

Key features

- Stylish open plan kitchen/sitting/dining room
- Double bedroom
- Shower room
- Separate WC
- Bright & tastefully presented
- Popular & convenient location
- Excellent local amenities
- Gas central heating
- Shared rear garden
- On street permit parking

Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.

EPC Rating: C

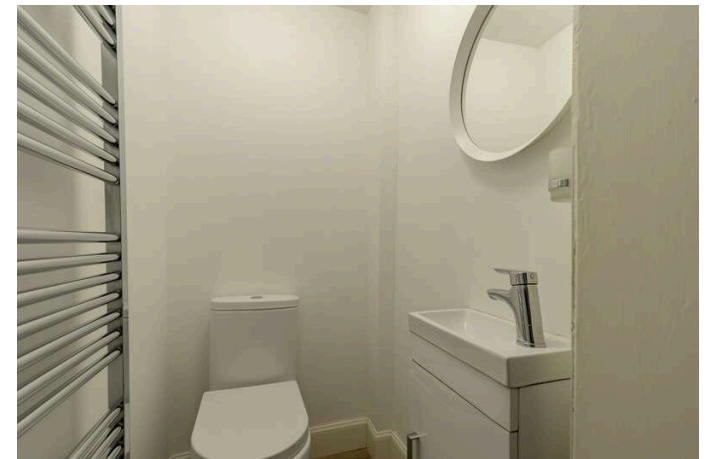
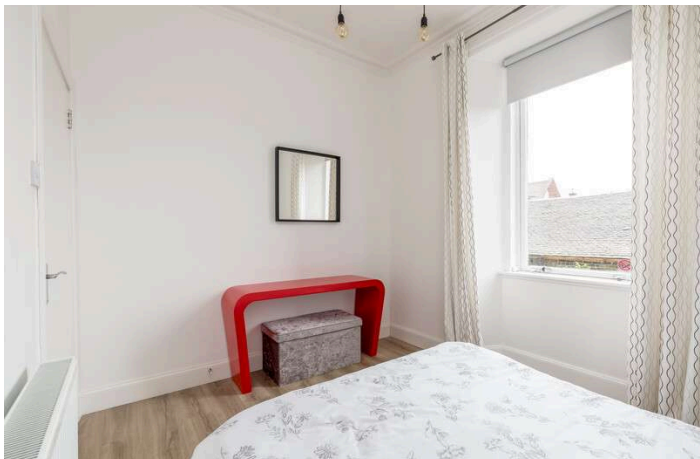
Price and Viewing

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

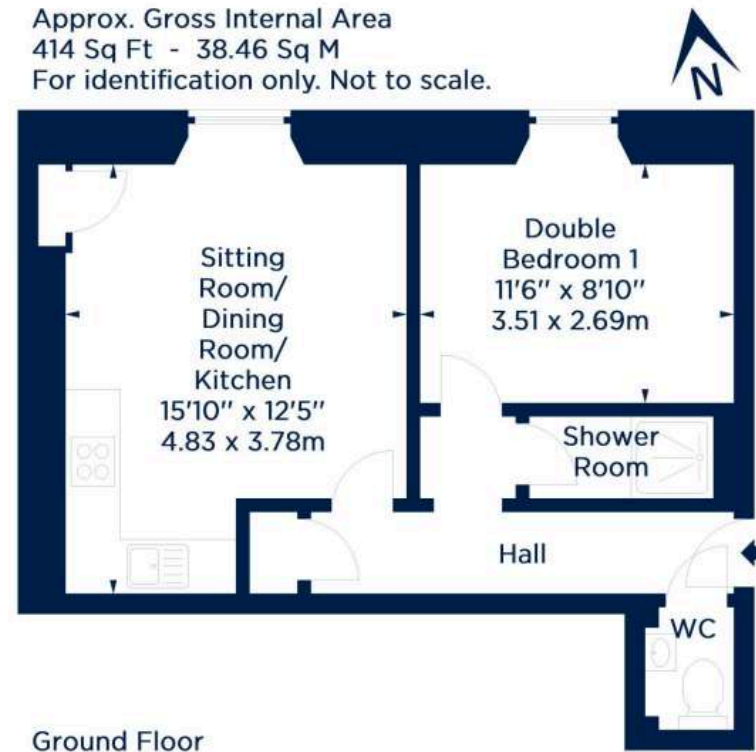


Location

Leith is a buzzing port district, just two miles northeast of the city centre, this historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus services run to and from the City Centre and there are good road links to all major motorway networks. The Edinburgh tram line is currently nearing completion providing a direct connection through the city centre to Edinburgh airport.



Approx. Gross Internal Area
414 Sq Ft - 38.46 Sq M
For identification only. Not to scale.



Connor
Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc