



Solicitors & Estate Agents










Offers Over

£175,000

15/17 Rossie Place

Easter Road | Edinburgh | EH7 5SE

Well-positioned within the vibrant and ever-popular Easter Road district, this stylish one-bedroom third-floor flat offers an excellent opportunity for first-time buyers, professionals, and investors alike. Surrounded by a superb range of cafes, independent shops, supermarkets, and regular bus links, the property combines urban convenience with impressive open outlooks, including attractive views towards Arthur's Seat.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming entrance hallway sets the tone, offering a useful storage cupboard and leading naturally through the home. The bright open-plan lounge, kitchen, and dining area enjoys twin windows that flood the room with natural light, an Edinburgh Press for additional storage, and a delightful window seat with in-built storage providing the perfect spot to relax and enjoy the views. The charming kitchen zone features a range of integrated appliances, and partial tiling in splash areas. The generous double bedroom is enhanced by a half-panel feature wall and more of the lovely open views. Freestanding wardrobes are included, offering immediate practicality. The contemporary shower room completes the accommodation, finished to a high standard with partial tiling, rainfall shower, modern vanity unit, and a heated towel rail.

Further benefits include a secure door entry system, gas central heating, and double glazing throughout.



Gardens & Parking

There is a well-kept shared rear garden for residents, and on-street parking for both visitors and residents alike.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, and fridge-freezer, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





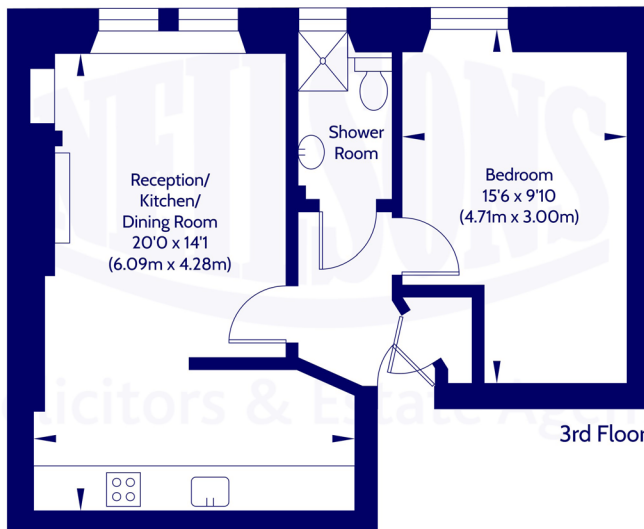
Location

The property is in the vibrant district of Easter Road and Abbeyhill which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links (buses & trams) to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentinn Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 43 Sq M / 463 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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