



# Easter Road

15/10 Rossie Place  
EH7 5SE



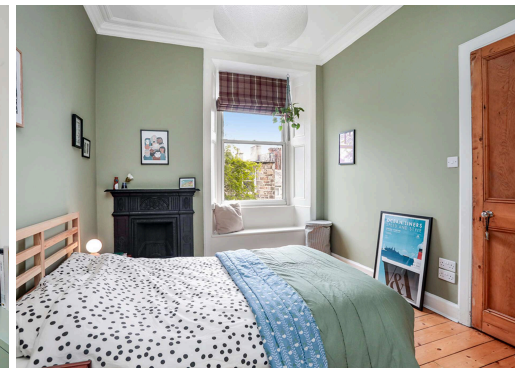
## First Floor Flat

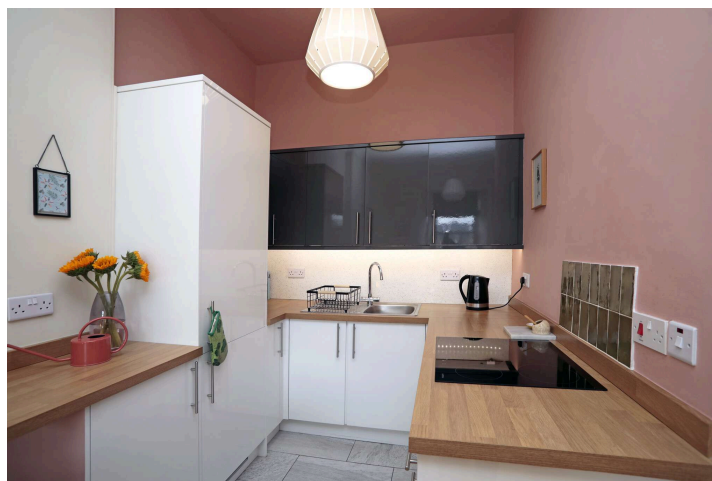
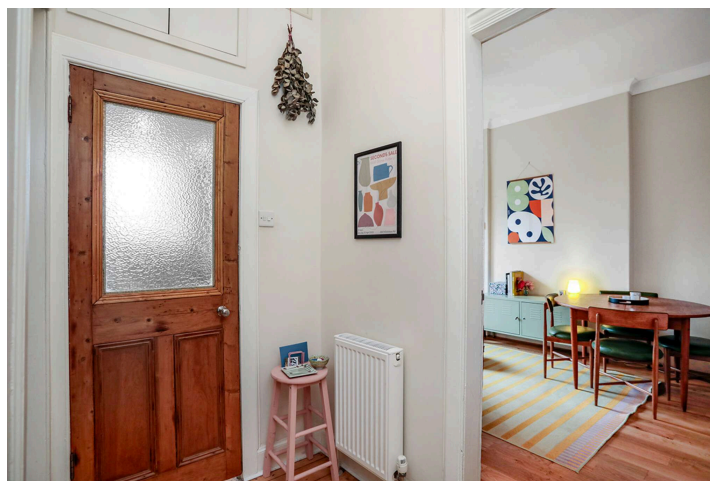
OFFERS OVER £179,000

- Hallway
- Open plan living room/kitchen
- Double bedroom
- Shower room
- WC/cloakroom
- Gas central heating
- Double glazing
- Communal rear garden
- Zoned on street parking
- Excellent transport links

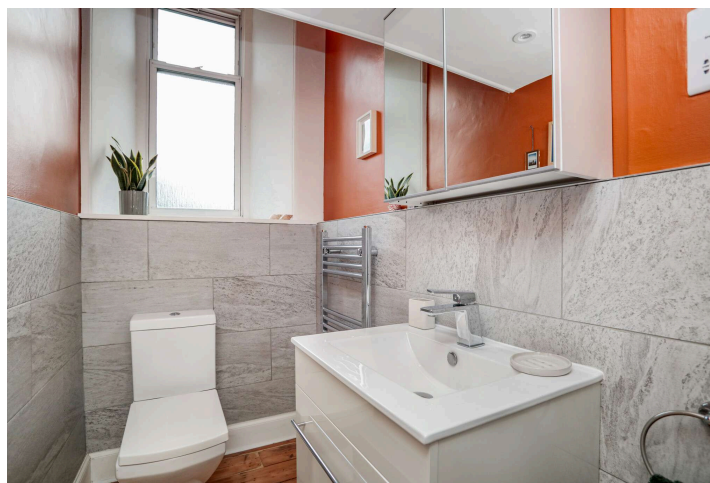


Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321





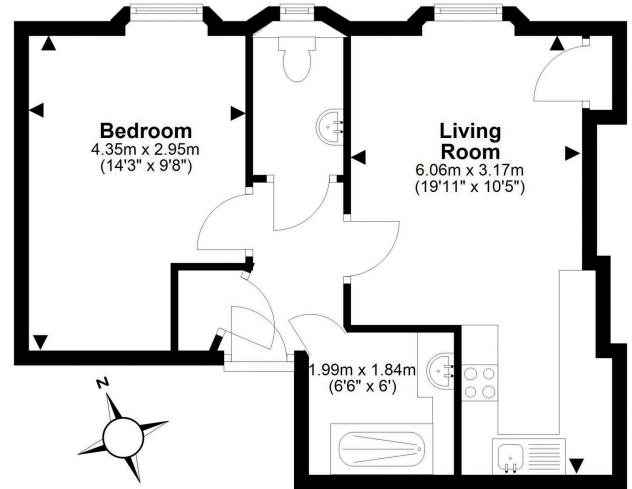






This extremely well-presented 1st floor flat is situated within the popular Easter Road area to the east of the City Centre. Nearby Meadowbank Retail Park offers a Sainsbury's supermarket with further shopping facilities within easy reach. Local recreational facilities can also be found and include the outdoor spaces of both Holyrood Park and Arthur's Seat. Nearby the Omni Centre and St James Quarter offering multi-screen cinemas, gym, bars, restaurants and further high street shops.

The flat opens to an entrance hall which has a wooden floor, a handy built in cupboard, Entryphone handset, and the rest of the accommodation off. The open plan living room/kitchen is situated to the rear and features a built-in cupboard which houses the boiler. The modern kitchen area has base and wall units, integrated oven and electric hob, fridge freezer, and a dishwasher. A double bedroom is also situated to the rear and benefits from a traditional fireplace, wooden floor and plain cornice. The shower room is of a contemporary design, has partially tiled walls, and consists of a wash hand basin within a vanity unit, shower unit, heated towel rail, and has the washing machine discreetly housed within a cupboard. Completing the accommodation is a separate WC/cloakroom which benefits from partially tiled walls, WC, wash hand basin within a vanity unit, a heated towel rail and a mirrored medicine cabinet.



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

Additional benefits include gas central heating, double glazing, zoned on street parking and well maintained rear communal gardens.

## EXTRAS

All aforementioned white goods, blinds, and light fittings to be included in the sale (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**