



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**10/3, Rossie Place**

Easter Road, Edinburgh, EH7 5SG

# 10/3, Rossie Place

Set on the ground floor of a handsome period tenement in sought-after Leith, walking distance from the city centre, this one-bedroom (plus box room) flat is sure to appeal to a wide demographic of buyers, first-time buyers, downsizers, couples, and rental investors. Immaculately presented with attractive modern interiors, the flat comprises a spacious double bedroom with built-in storage, a reception room, a kitchen fitted with contemporary cabinetry and appliances, and a bathroom with overhead shower and towel warmer. Additionally, there are shared gardens, on-street parking and easy access to excellent amenities, scenic outdoor spaces, and transport links.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. All remaining furniture (including ottoman bed) are available by separate negotiation.

## Property Summary

- Ground-floor flat in Leith
- Part of a charming period building
- Entrance hall with storage
- Spacious living/dining room
- Modern integrated kitchen
- Double bedroom with storage
- Versatile box/dressing room
- Stylish bathroom with overhead shower
- Communal grounds
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £180,000







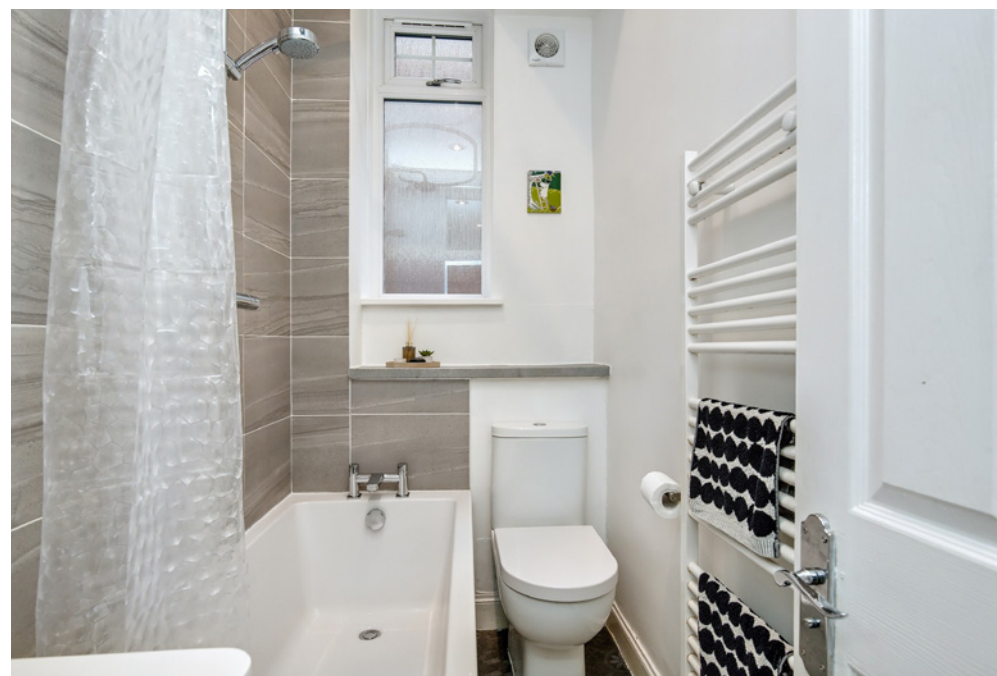
Spacious living/dining room and a modern integrated kitchen







Double bedroom with storage and a versatile box/dressing room





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**dream property!**



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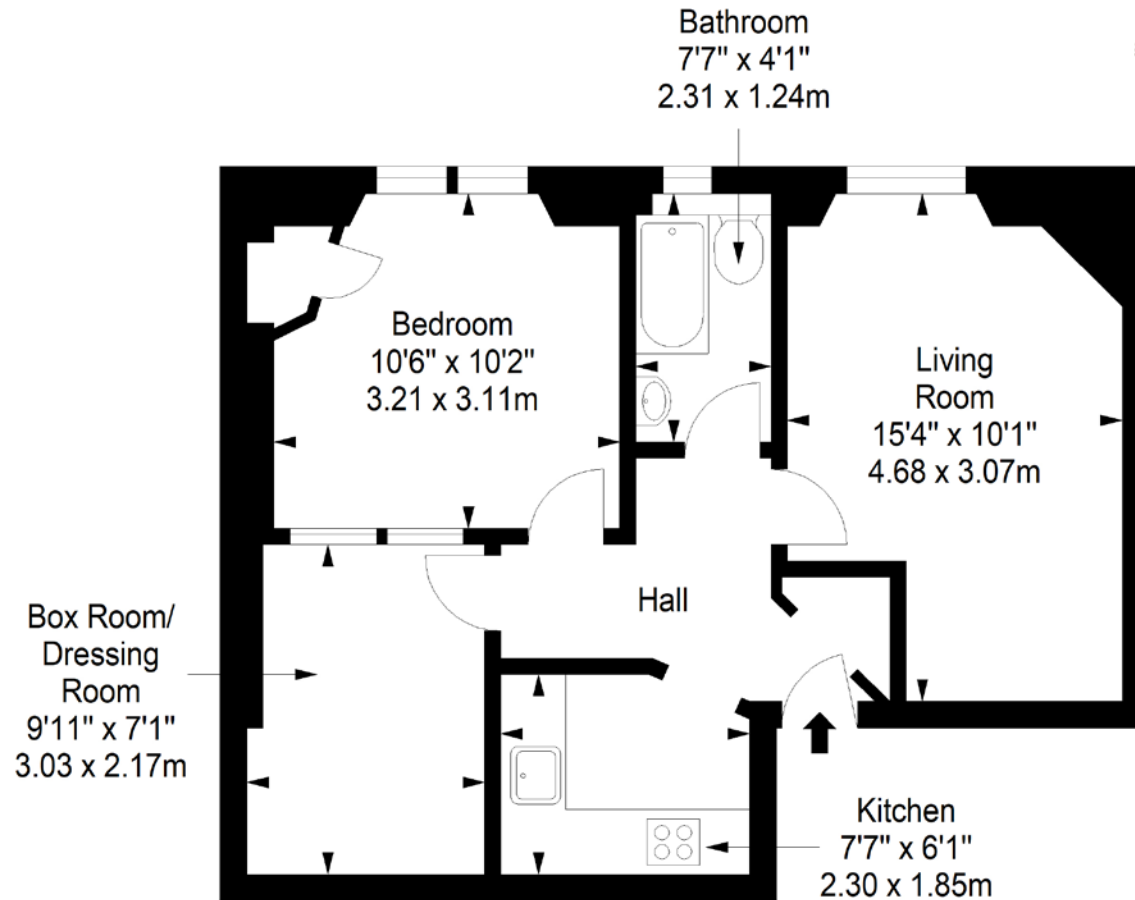
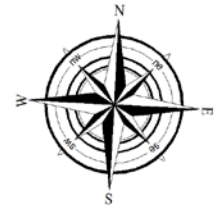
 **CHARTERED FIRM**

**DISCLAIMER**

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

**Ground Floor**  
Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 43.7 sq. metres (470.4 sq. feet)