



2 (PF1) Rossie Place
LEITH | EDINBURGH | EH7 5SG

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& FAMILY CHEMIST

DEARS
PHARMACY
AND TRAVEL CLINIC

CHEMIST & DRUGGIST

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2 (PF1) Rossie Place

LEITH | EDINBURGH | EH7 5SG

Set on a quiet street moments from the city centre, excellent amenities, quick transport links and vast open green spaces is this well-presented ground floor apartment.

The accommodation comprises a welcoming entrance hallway, bright open plan lounge/kitchen with dining space and contemporary kitchen section, a rear facing double bedroom and the flat is completed by a stylish shower room.

The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

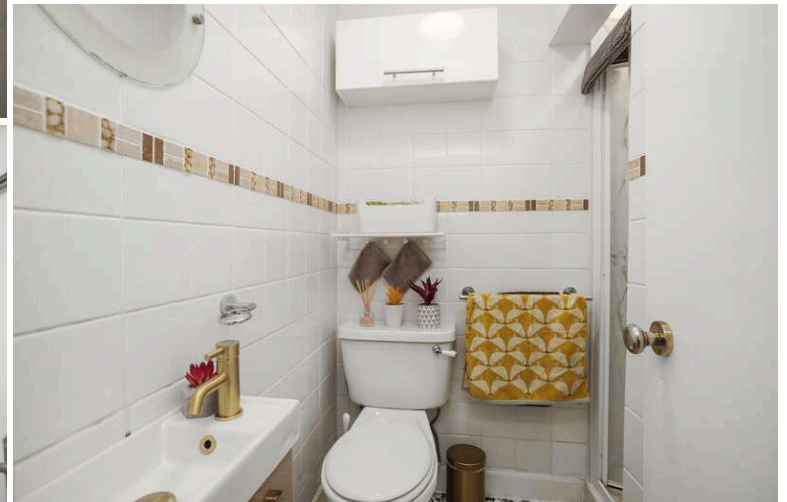
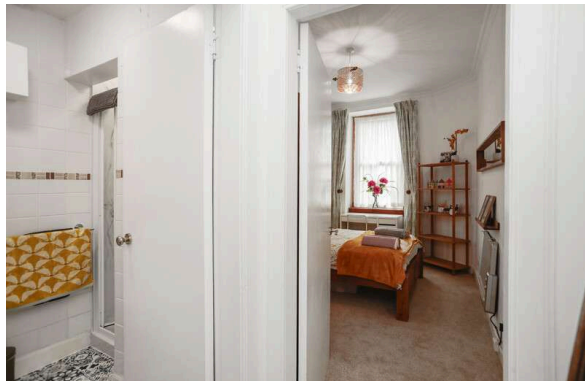
- Traditional tenement ground floor apartment
- Highly sought-after location of Leith and Easter Road
- Welcoming hallway
- Bright open plan lounge/kitchen
- Rear facing double bedroom
- Newly fitted stylish shower room

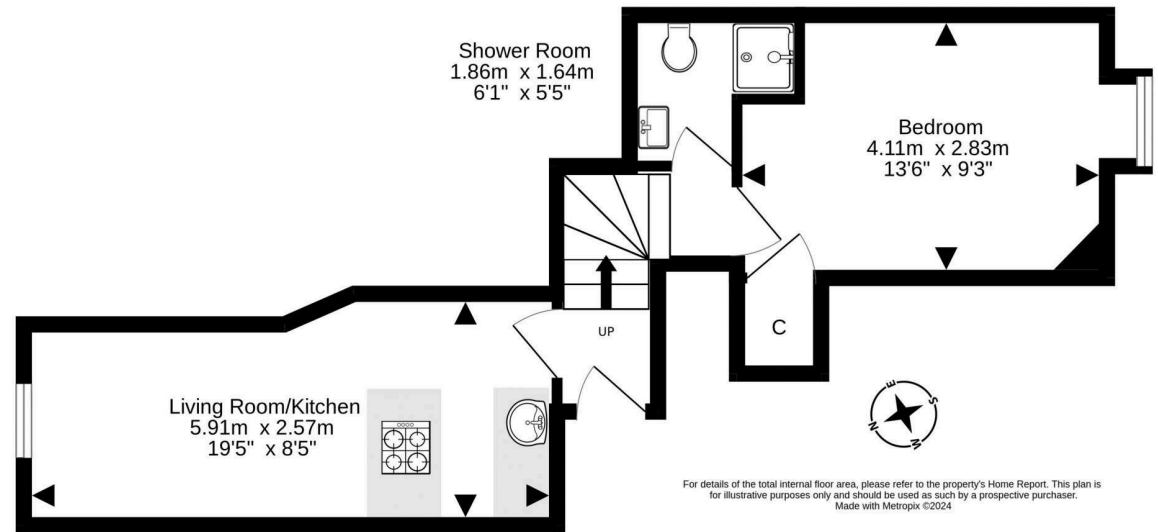
Extras included in this sale are all curtains and voiles. Washing machine/dryer, integrated appliances and floor coverings are also included in this sale. Some furniture can be available with separate negotiation. EPC rating E

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened 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 nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. 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.





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