



6 Rosevale Place
LEITH | EDINBURGH | EH6 8AP


warners
solicitors & estate agents

THULE Alpha 60



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An exciting opportunity has arisen to acquire this beautiful one-bedroom main door lower flat boasting well kept front private garden in the popular residential area of the Leith Links, North East of Edinburgh's city centre. This well presented home has been tastefully decorated and is offered to the market in genuine move-in condition. The property comprises a bright and spacious living room with electric fire, fireplace and an Edinburgh press, a fully fitted Kitchen which currently comprises fridge/freezer, dishwasher, washing machine, electric hob, oven and fan and dining area. There is a well proportioned bedroom with attractive fireplace and a further box room. The shower room completes the accommodation with shower and wc. Externally there is a well-maintained, front patio/garden and internally ample storage.

- One bedroom main door lower flat
- Leith Links location
- Easy access to public transport links
- Spacious living room
- Fitted Kitchen
- Shower room
- Front patio/garden
- Ample storage and further box room

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

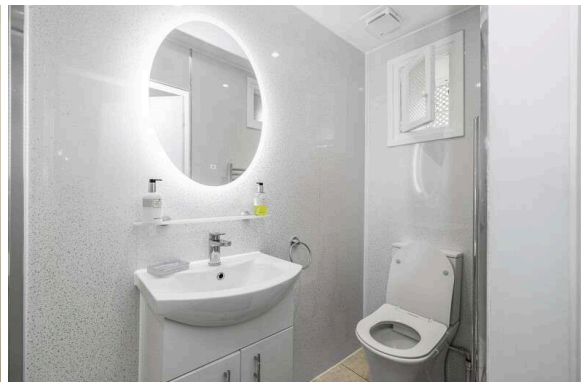


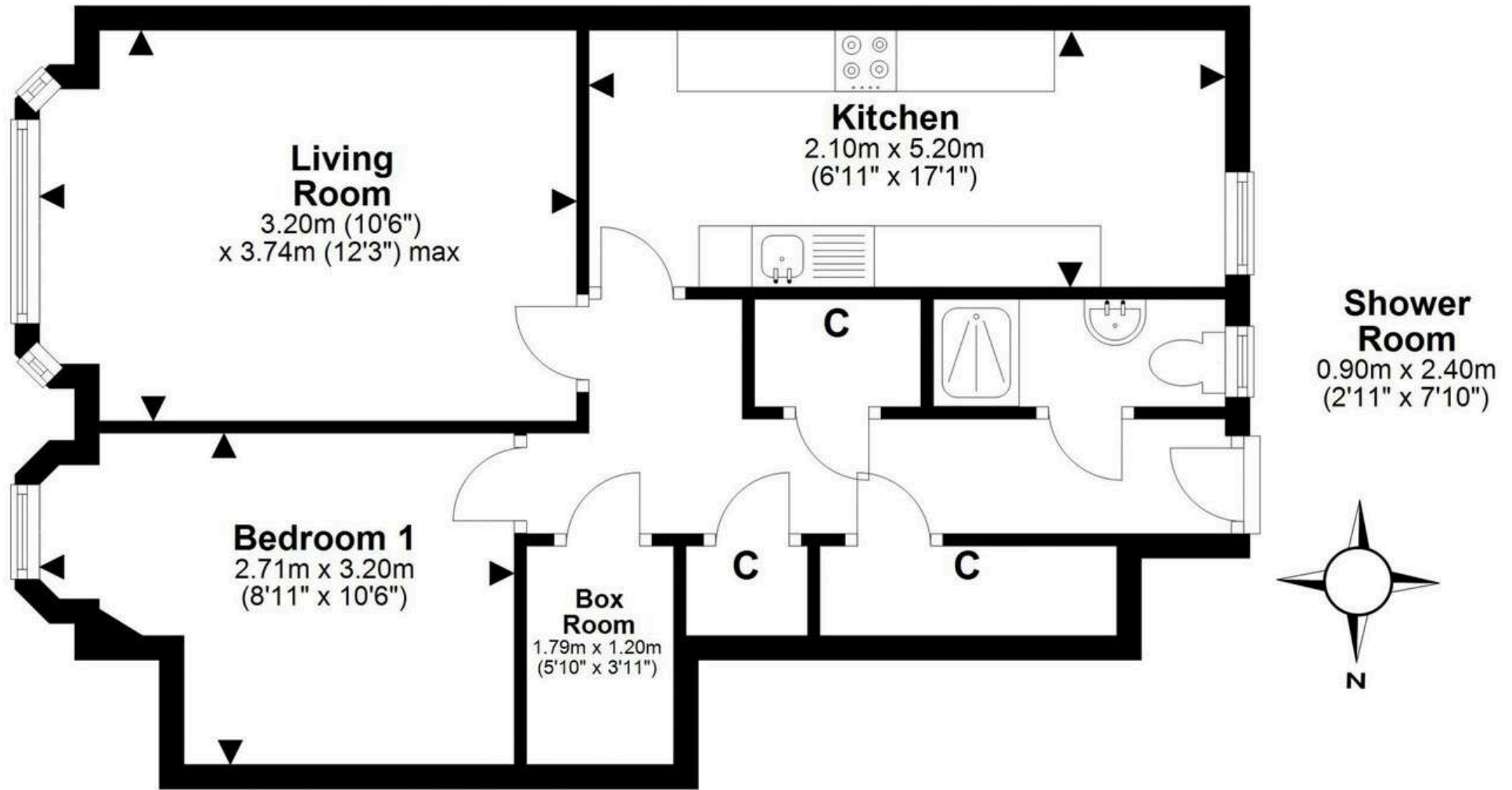
All integrated kitchen appliances and light fixtures, curtains, blinds, net curtains, light shades are included in the sale.

Couch, table and two chairs in the kitchen are available upon request

EPC Rating C

The Leith Links area of Edinburgh lies to the north east of the city centre, and benefits from a great community feel, with various local shops and cafes in the area, as well as lovely walks. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, whilst a short walk away is the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multi-screen cinema. An efficient public transport network is on hand, including the tram line, which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





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