

COULTERS®

7/6 ROSEVALE TERRACE

LEITH, EDINBURGH, EH6 8AR

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Nestled on the edge of Leith Links, this beautifully presented top-floor flat within the sought-after Leith Colonies offers the perfect blend of comfort and convenience. The property features two bright double bedrooms, with stunning views over the sea and surrounding area.

KEY FEATURES



A bright top floor flat.



Two double bedrooms.



On the edge of Leith Links.



On street parking.



Within a short walk of The Shore.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - B





At the heart of the home is a spacious modern open-plan kitchen and sitting room - a bright and sociable space, ideal for both relaxing and entertaining. The kitchen area also provides space for dining, making it a versatile and welcoming living environment.

The property further benefits from a versatile box room, a newly renovated, fully tiled bathroom featuring a modern overhead shower, along with a separate toilet and sink for added practicality.

Externally, residents enjoy access to a shared garden, and on-street parking is available for added convenience.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

EXTRAS

Light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £210,000



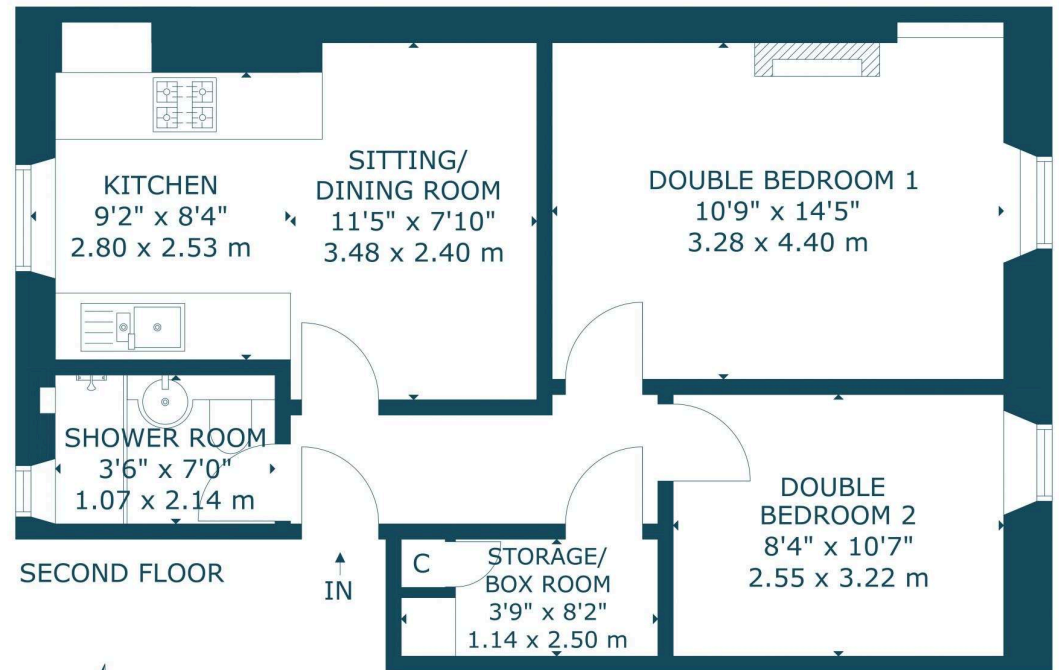
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SECOND FLOOR



7/6 ROSEVALE TERRACE, LEITH, EDINBURGH, EH6 8AR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 586 SQ FT / 54 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.