



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/13 Rossie Place
Edinburgh EH7 5SG

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Rossie Place is situated in sought-after Easter Road, this delightful third (top) floor tenement flat offers a harmonious blend of traditional character and modern convenience. Situated at the rear of the property, it has the benefit of quiet away from the street, and a sunny southern aspect. It is only a short walk to the pretty Montgomery Street park, the Scottish parliament and Holyrood park, with an array of vibrant cafes, shops and other amenities found on Easter Road. The charm is enhanced by original stripped floorboards and stripped panelled doors.

Step into a welcoming central hall that invites you to explore the charming interiors, where tall ceilings enhance the sense of space and light. The generous lounge and dining room is perfect for relaxation or entertaining and seamlessly flows into a cozy dining nook. Next door the fitted kitchen, is thoughtfully designed to maximize functionality with a serving hatch to the dining area. Retreat to the bright double bedroom, featuring a fantastic walk-in closet for all your needs. There is a stylish three-piece bathroom, with an over-bath shower. A well-maintained shared garden is found to the rear.

Property Summary

- Period tenement in sought-after Easter Road
- Traditional third (top) floor flat
- Lounge & dining room
- Fitted kitchen
- Double bedroom with walk-in closet
- Three-piece bathroom
- Gas central heating & double glazing
- Well-maintained shared rear garden
- Controlled parking zone - N6
- EPC Rating - C | Council Tax Band - B

Home Report Value - £180,000

Extras: all fitted floor coverings and curtains will be included in the sale.





Lovely one bedroom flat in sought-after Easter Road



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dream property!



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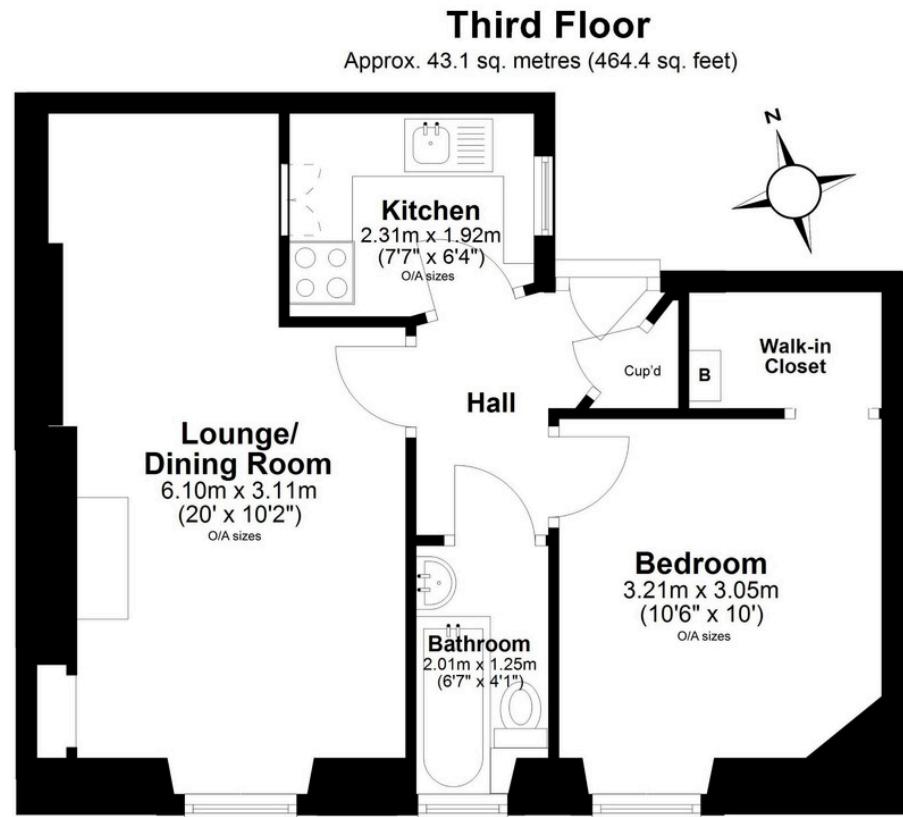


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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.



Location

Easter Road is a well known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith. A wide range of every day amenities are available on Easter Road with a large Tesco store at the bottom and a Sainsburys at nearby Meadowbank Retail Park. It is only a short walk to the east end of the city centre. Leith Links lies to the north and Holyrood Park to the south. Leith Links offers various leisure activities and it is only a short walk from there to the fashionable Shore district. Regular bus services operate from Easter Road into and around the city centre, along with the tram network on Leith Walk (10 minute walk), whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.