

33 (2F4) Rossie Place  
Abbeyhill  
EDINBURGH  
EH7 5RX



Home  
SALES & LETTINGS

# Home

SALES & LETTINGS

33 (Flat 12) Rossie Place

# ABBEYHILL



ONE



ONE



ON STREET

EXCELLENT LOCAL  
AMENITIES

COMMUNAL  
GARDEN

CLOSE TO  
SERVICES

GREAT FLOOR  
PLAN



Calton Hill - short stroll from Rossie Place



Living/Dining - Virtually Staged



# ACCOMMODATION



**LIVING/DINING AREA**

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**KITCHEN**

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**DOUBLE BEDROOM**

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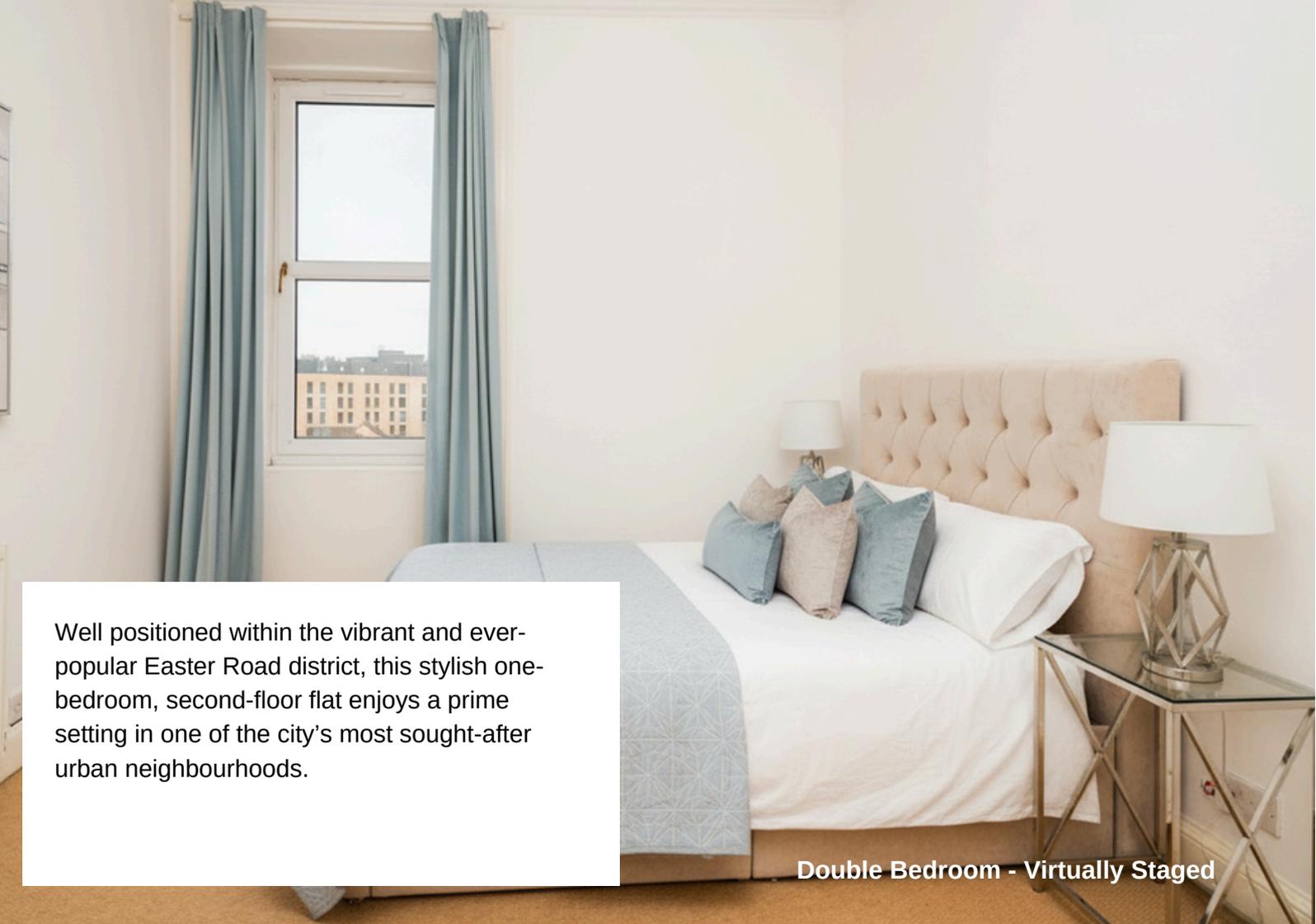
**SHOWER ROOM**

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**BOX ROOM**

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Well positioned within the vibrant and ever-popular Easter Road district, this stylish one-bedroom, second-floor flat enjoys a prime setting in one of the city's most sought-after urban neighbourhoods.

**Double Bedroom - Virtually Staged**



**Arthur's Seat - short walk from the property**

## **PERFECT OPPORTUNITY**

This an ideal location for commuting professionals. Combining urban convenience with a strong sense of community, the property represents an excellent opportunity for first-time buyers, investors, and those seeking a well-connected city base.

## **LOCATION**

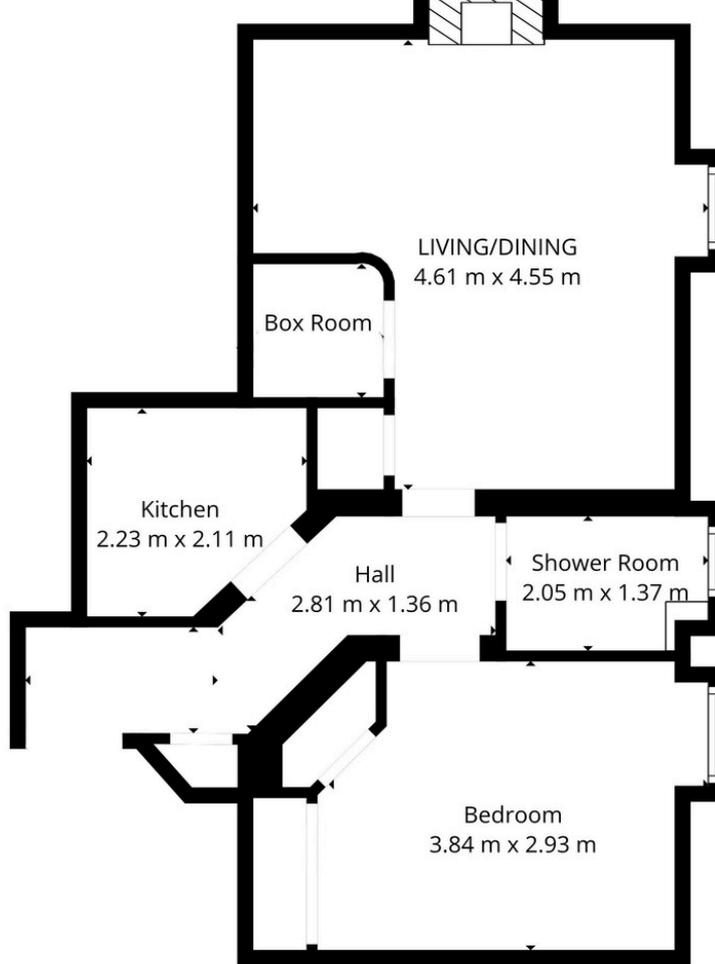
The area is renowned for its lively atmosphere and excellent local amenities, with a superb selection of cafés, independent shops, supermarkets, and everyday services all close at hand. Holyrood Park and Arthur Seat just a few minuets walk. Regular bus links provide swift and easy access to the city centre and surrounding areas.

## **VIEWING**

Viewing is by appointment with Home Sales and Lettings. 0131 258 2708.

**EPC - D rating**





**Total: 48 m2**

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