NEILSONS

Solicitors & Estate Agents

Offers Over

£150,000

5/1 Rossie Place

Easter Road | Edinburgh | EH7 5SF

A well-presented Basement flat, quietly positioned to the rear of a traditional Edinburgh tenement in the highly sought-after district of Abbeyhill. Offering a peaceful setting while remaining conveniently close to an excellent range of local amenities, transport links, green spaces and Edinburgh city centre, the property is ideally suited to first-time buyers, young professionals or those seeking an investment opportunity.

- 1 Bedroom
- 1 Box Room
- 1 Public Room
- 1 Bathroom
- On Street Parking
- Communal Rear Gardens
- EPC Rating – C
- Council Tax Band - B

Description

The accommodation is accessed via an inviting entrance hallway which leads to a bright and comfortable reception room overlooking the rear of the property. The living area benefits from laminate flooring and two traditional Edinburgh press cupboards providing useful built-in storage. Open plan to the lounge is a well-equipped kitchen fitted with a range of white wall and base units, tiled splashbacks and a selection of freestanding appliances.

The double bedroom enjoys a quiet rear-facing aspect and features laminate flooring. A separate box room offers versatile additional accommodation, making it an ideal home office, study or occasional guest space. Completing the accommodation are a fully tiled shower room and a separate WC, both accessed from the hallway.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents have access to a communal rear garden, while additional storage is available via a private lock-up cupboard located within the stairwell. On-street parking is also available nearby.

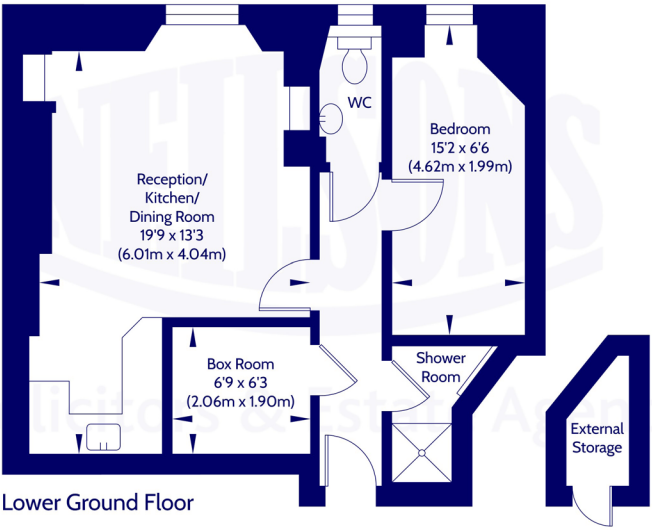
Viewing

By appointment through Neilsons (0131 625 2222).

Location

The property forms part of the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas with the Edinburgh Tram line on Leith walk to many of the Capitals renowned restaurants, bars, art galleries and the St James Quarter are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craigentinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym

Approx. Gross Internal Floor Area 44 Sq M / 471 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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