



Solicitors & Estate Agents



Offers Over

£220,000

1/5 Rosevale Terrace

Leith Links | Edinburgh | EH6 8AQ

This delightful, extensively refurbished top floor flat forms part of a traditional tenement, quietly positioned within the highly desirable Leith Links district of the city, a peaceful location close to the superb open green space of Leith Links, and conveniently placed for access to the city centre with excellent transport links and superb local amenities on hand.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal garden
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - A



Description

This lovely home, which has been upgraded in recent times, is offered to the market in true move-in condition, undoubtedly appealing to the first-time buyer/couple or investor and merits internal viewing to be fully appreciated. Flat 5 or (2F1) is located on the second floor and comprises; welcoming entrance hallway enhanced with oak flooring. There is an attractive, front-facing reception/diningroom enjoying a fine open outlook. The stylish integrated kitchen is fitted with black wall and base units with complementary wood worktop incorporating the Belfast sink with gold-plated mixer tap, built-in gas hob with hood above and electric oven below. The kitchen also features open shelving and brick effect tiled splashback. There are two double bedrooms, one with open outlook to the front and fitted with built-in wardrobes and the other, located to the rear with triple wardrobes housing the combi boiler. A contemporary bathroom is fitted with a white three piece suite with luxury Rainfall dual shower over bath. In addition, there is a useful utility cupboard housing the washing machine and tumble dryer. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in gas hob, electric oven and hood and integrated dishwasher, fridge freezer and free standing washing machine and tumble dryer. The dining table and chairs can be included if desired.

Externally

There is a communal garden located to the rear of the building and for the car owner, unrestricted on-street parking is available within the side streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

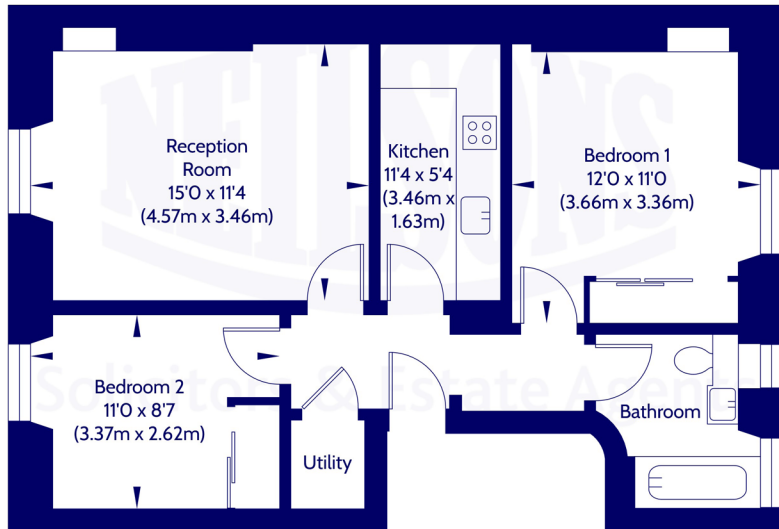
Situated to the east of Edinburgh's City Centre, the highly desirable Leith Links area is renowned for its expansive open parkland and vibrant community atmosphere. Excellent local amenities are within easy walking distance, including a Tesco supermarket and a variety of independent shops. The vibrant Shore area, around a mile away, offers an superb selection of restaurants, cafés and bars, while Ocean Terminal provides further retail and leisure facilities, including a cinema, gym, spa and the Royal Yacht Britannia. The area is particularly well connected, with a nearby tram stop just a short walk away providing direct access to the City Centre and Edinburgh Airport. Frequent bus services also operate locally, and there is convenient access to major road links including the A1, City Bypass and routes to Portobello. Leisure facilities are plentiful, with Leith Links, Leith Victoria Swim Centre and the Water of Leith Walkway all close by.





Approx. Gross Internal Floor Area 54.97 Sq M / 592 Sq Ft.

2nd Floor



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.



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