

5 (BF2) ROSSIE PLACE

EDINBURGH, EH7 5SF

1 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Situated just off Easter Road, within easy walking distance of Edinburgh city centre, this charming and stylish basement flat offers well-presented interiors and an appealing blend of traditional character and contemporary finishes. The property comprises a double bedroom, a large box room, a comfortable living area and a modern fitted kitchen, making it a practical choice for first-time buyers, professionals or those seeking a city base.

KEY FEATURES

- Charming and stylish basement flat.
- One bedroom plus large box room.
- Within walking distance of Edinburgh City Centre.
- Well maintained shared garden to the rear.
- On-street permit parking available.
- Wonderful shops, cafes and parks nearby.
- EPC Rating - C
- Council Tax Band - B







The living area provides space to relax, with a bright, neutral finish and wooden flooring. The kitchen is fitted with contemporary white units, wooden work surfaces and tiled splashbacks, together with a gas hob and integrated oven. There is space for a small dining table, while a useful utility cupboard provides space for laundry appliances and additional storage.

A further versatile box room offers flexibility for use as a home office, dressing room or occasional guest space. The double bedroom is tastefully presented, with a wooden feature bed frame, bedside tables and built-in storage.The bathroom completes the internal layout.

Externally, residents have access to a well-maintained shared garden to the rear, offering a pleasant outdoor space. On-street permit parking is available in the surrounding area.







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THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park.

Holyrood Park, just a ten minute walk away, is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is also closeby.

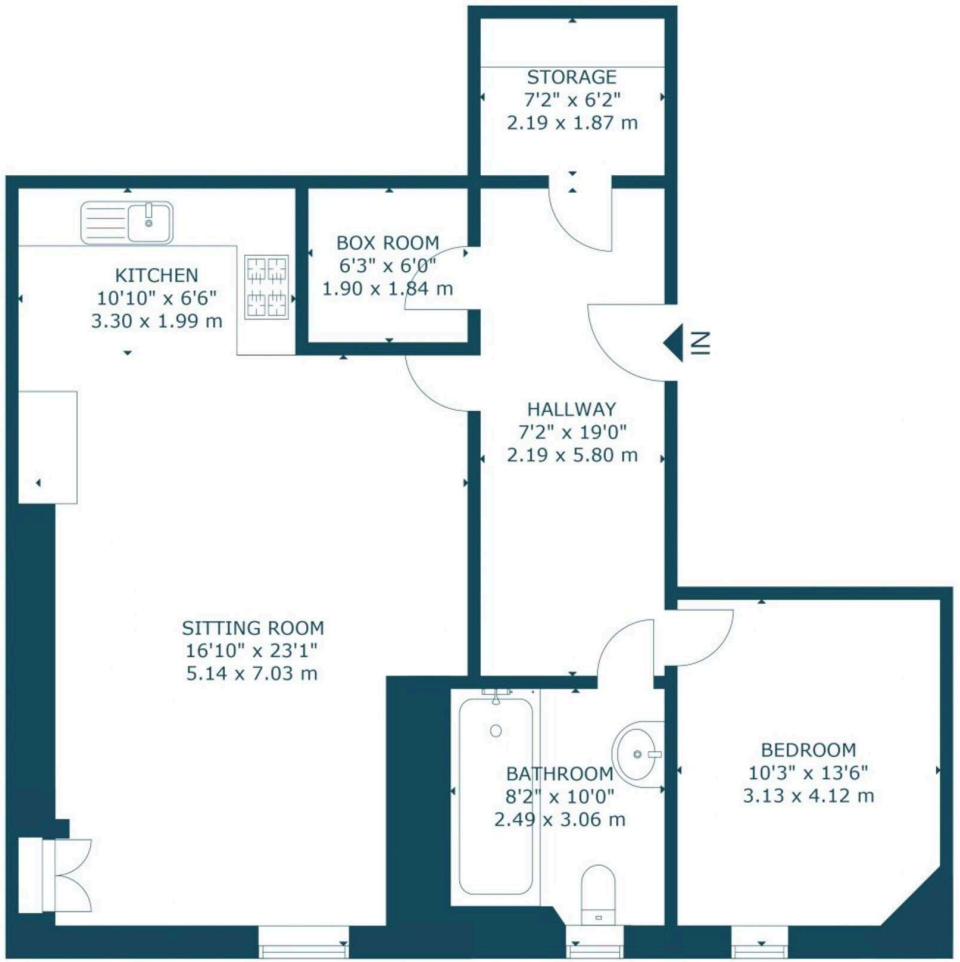
An excellent bus service operates from London Road and Easter Road with quick access to the city centre as well as out to Portobello and the beautiful East Lothian coast.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £195,000


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BASEMENT

5 (BF2),ROSSIE PLACE, EDINBURGH, EH7 5SF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 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.