



Solicitors & Estate Agents



Offers Over
£180,000

17/10 Rossie Place

Abbeyhill | Edinburgh | EH7 5SD

A well presented first floor flat quietly situated to the rear of a traditional tenement in the popular district of Abbeyhill. Conveniently close to local amenities, transport links, green spaces and within easy reach of the city centre, this property will undoubtedly appeal to first time buyers and young professionals.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - B



Description

Entered via a secure entryphone system, the accommodation briefly comprises; entrance hallway with storage, bright and airy lounge with dining alcove which also provides an ideal space for home working, fitted kitchen with a range of wall and base units with co-ordinated worktops and splashback tiling, double bedroom with built in wardrobe, and a bathroom with a white suite, heated towel rail and shower over the bath. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, fridge/freezer, and washing machine.

Gardens and Parking

There is a well maintained communal garden/drying green to the rear of the tenement, and permit parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





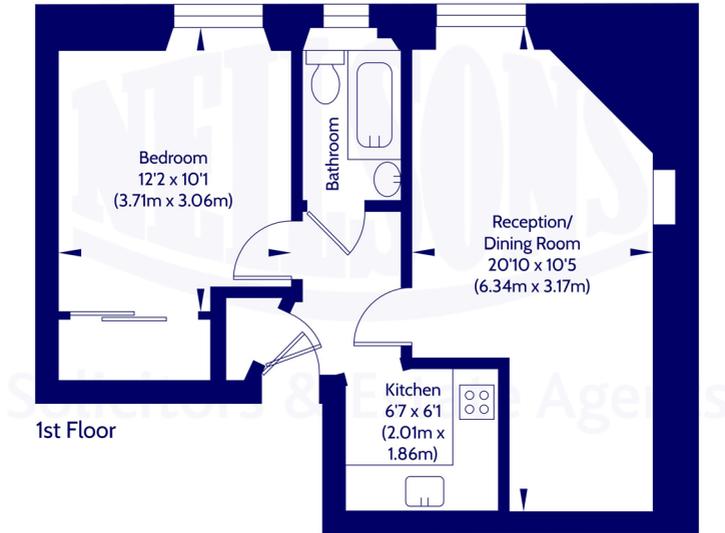
Location

Abbeyhill is a popular area of the city, lying little more than one mile east of Princes Street on the edge of Holyrood Park. Princes Street and the designer shops on George Street and the St James Quarter are within comfortable walking distance or readily accessible via frequent bus services. Meadowbank retail park also boasts a large branch of Sainsburys and, a little further afield, Fort Kinnaird retail outlet plays host to a variety of popular high street retailers. The sports enthusiast will appreciate the proximity to Meadowbank Stadium, several golf courses and the wonderful open spaces of the Queen's Park. There is a tram stop at York Place providing a direct link with Edinburgh International Airport and Waverley Train Station is also easily accessible.





Approx. Gross Internal Floor Area 42 Sq M / 454 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.



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