



2 3f3 Rossie Place
Easter Road, Edinburgh, EH7 5SG

CALL US ON 0131 447 4747

2 3f3 Rossie Place, Easter Road Edinburgh, EH7 5SG

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Generously proportioned box room - could be used as a home office/study.
- A fabulous corner living room with feature fireplace.
- Views down Easter Road.
- Dining kitchen with appliances.
- Storage cupboard within dining kitchen.
- Good-sized double bedroom.
- Bathroom with fitted shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit parking within Rossie Place.



GENERAL DESCRIPTION

A top floor flat part of a traditional tenement building in the vibrant Easter Road district of the city, perfectly positioned for access to a wide range of local amenities and within walking distance of Edinburgh City Centre. The property is situated on an excellent corner position and offers flexible living accommodation with potential to develop to a two-bedroom property.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 9.4 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Easter Road is a well-known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith. A wide range of every day amenities are available on Easter Road with a large Tesco store at the bottom and a Sainsburys at nearby Meadowbank Retail Park. It is only a short walk to the east end of the city centre. Leith Links lies to the north and Holyrood Park to the south. Leith Links offers various leisure activities and it is only a short walk from there to the fashionable Shore district. Regular bus services operate from Easter Road into and around the city centre, along with the tram network on Leith Walk (10-minute walk), whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER (OVEN CURRENTLY NOT WORKING), AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THE WARDROBES WITHIN THE BEDROOM AND BOX ROOM MAY BE AVAILABLE FOR NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR THE WHITE GOODS.





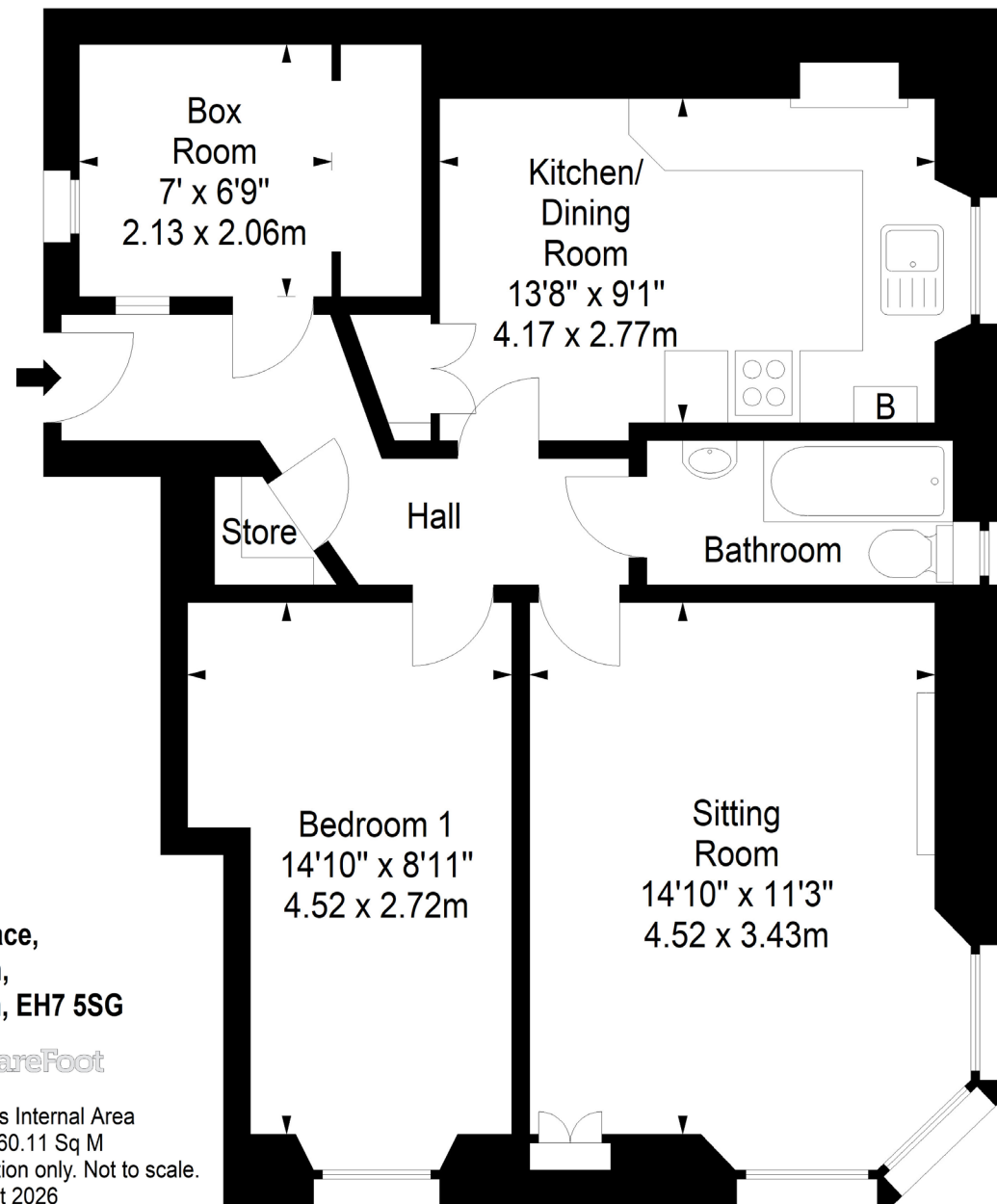
**ENERGY PERFORMANCE
CERTIFICATE RATING C**



**Rossie Place,
Edinburgh,
Midlothian, EH7 5SG**



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
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Third Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.