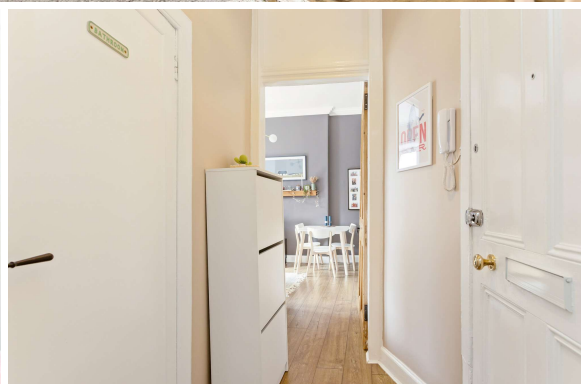




9 3F2 Rossie Place
EASTER ROAD | EDINBURGH | EH7 5SF


warners
solicitors & estate agents



9 3F2 Rossie Place,

EASTER ROAD | EDINBURGH | EH7 5SF

Set on a quiet cul-de-sac just off Easter Road, moments from excellent amenities, quick transport links and within easy walking distance of the city centre is this immaculately presented third floor apartment. Boasting pleasant outlooks, gas central heating, double glazing, and a well-kept communal garden this property is in luxury move-in condition and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with twin windows, generous dining and living space, a contemporary kitchen area with attractive units and a useful utility room. There is a large double bedroom with ornate paneling and the flat is completed by a stylish bathroom with shower over bath.

- Third floor apartment in traditional tenement
- Moments from the city centre and quick transport links
- Stunning move-in condition
- Welcoming hallway
- Bright and stylish lounge/kitchen
- Handy utility room
- Large double bedroom
- Exquisite bathroom with shower over bath
- Gas central heating and double glazing

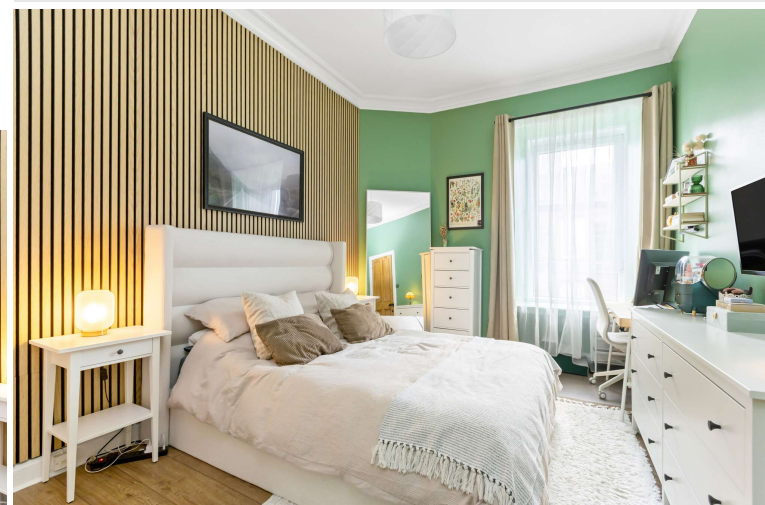
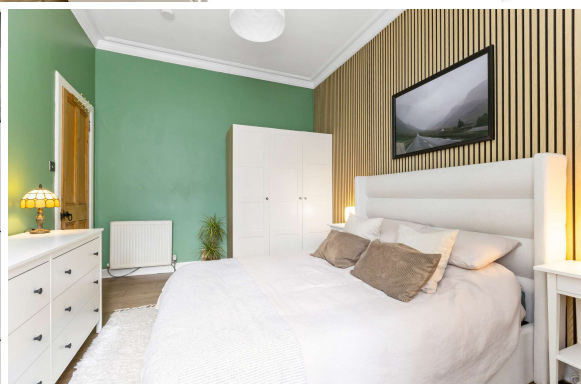
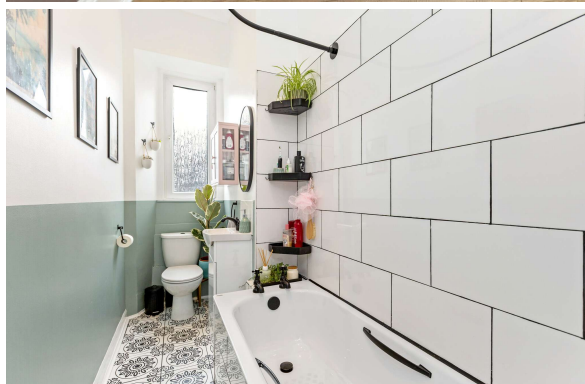
Council Tax: B , Energy Rating: C

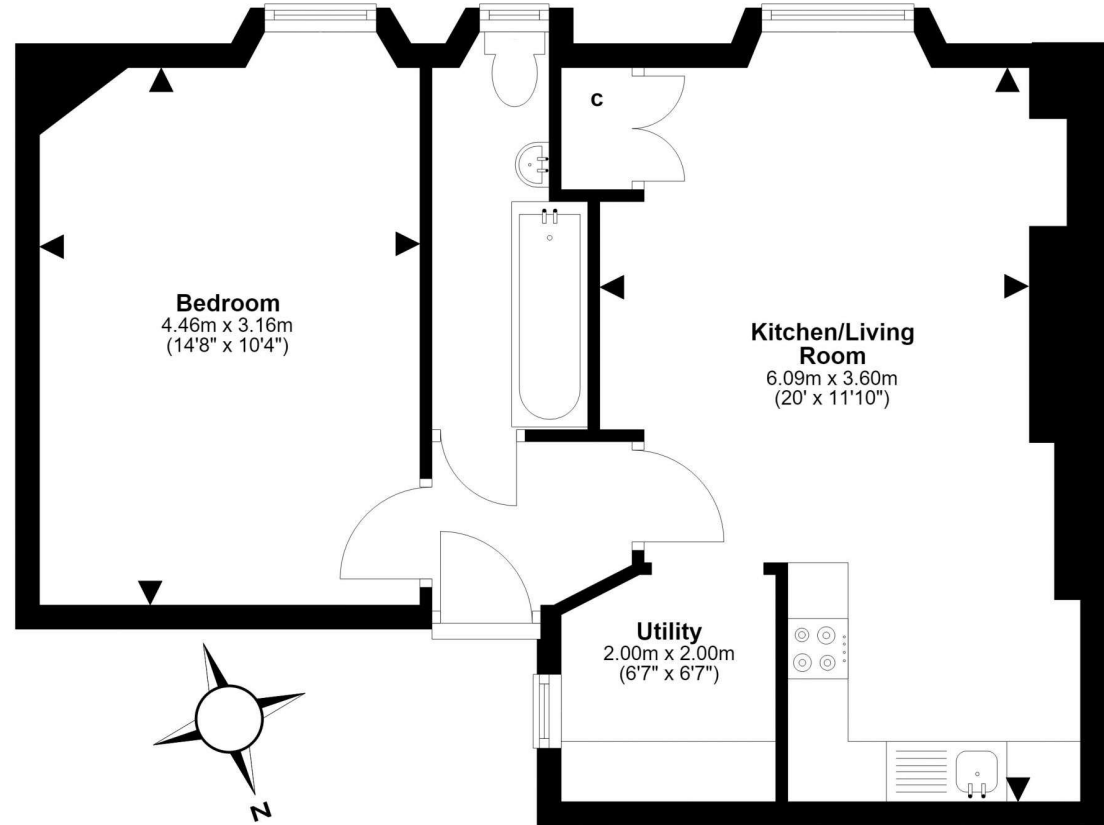
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst the St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.

Extras: Fixtures and fittings, curtains, and all integrated appliances.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.