



7 (2F1) Rossie Place
LEITH | EDINBURGH | EH7 5SF

warners
solicitors & estate agents



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Set on a quiet street in the heart of Leith, moments from some of the city's best cafes, bars and restaurants, quick transport links and within easy walking distance of the city centre is this immaculately presented second floor apartment.

The accommodation comprises a welcoming entrance hallway with large box room and a second storage cupboard, a bright lounge with generous dining space and a contemporary kitchen area with attractive units, a large double bedroom with stylish built-in fitted wardrobes and the flat is completed by a well-appointed bathroom with shower over bath. Externally the property has a well-kept communal rear garden.

- Traditional tenement on quiet street
- heart of Leith location - one of the city's trendiest locations
- Welcoming hallway with large box room
- Bright lounge with dining space
- Contemporary kitchen with attractive units
- Large double bedroom with built-in wardrobe
- Stylish bathroom with shower over bath
- Well-kept communal garden

Energy rating C, Council tax band B. There is no factor associated with this property.

Extras included in this sale will be blinds, light fittings, fridge/freezer, washing machine and cooker.

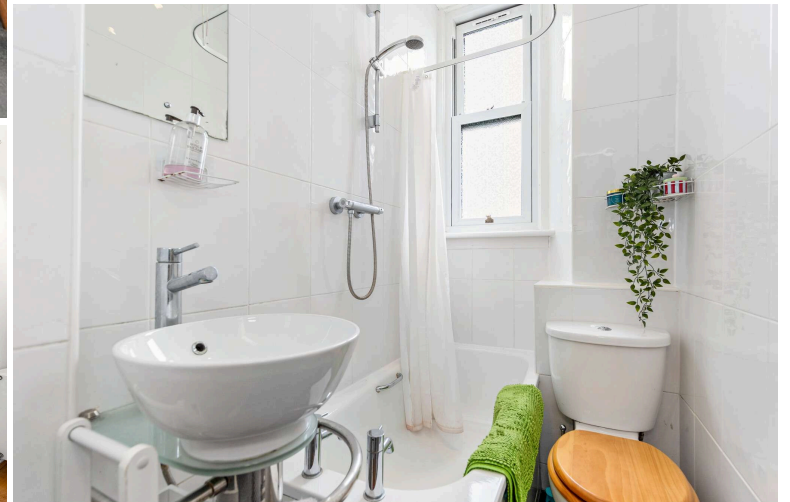
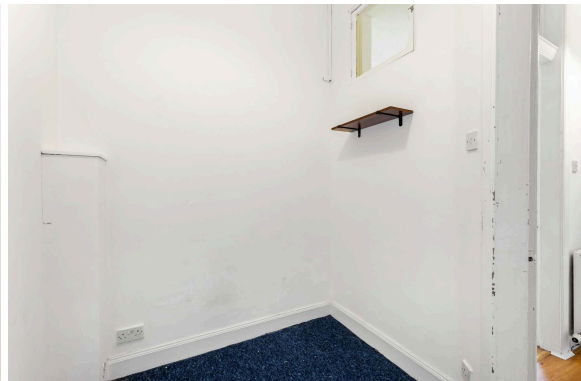
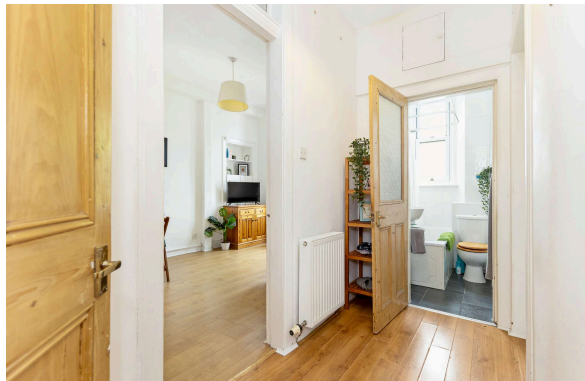
Other items of furniture can also be included in this sale.

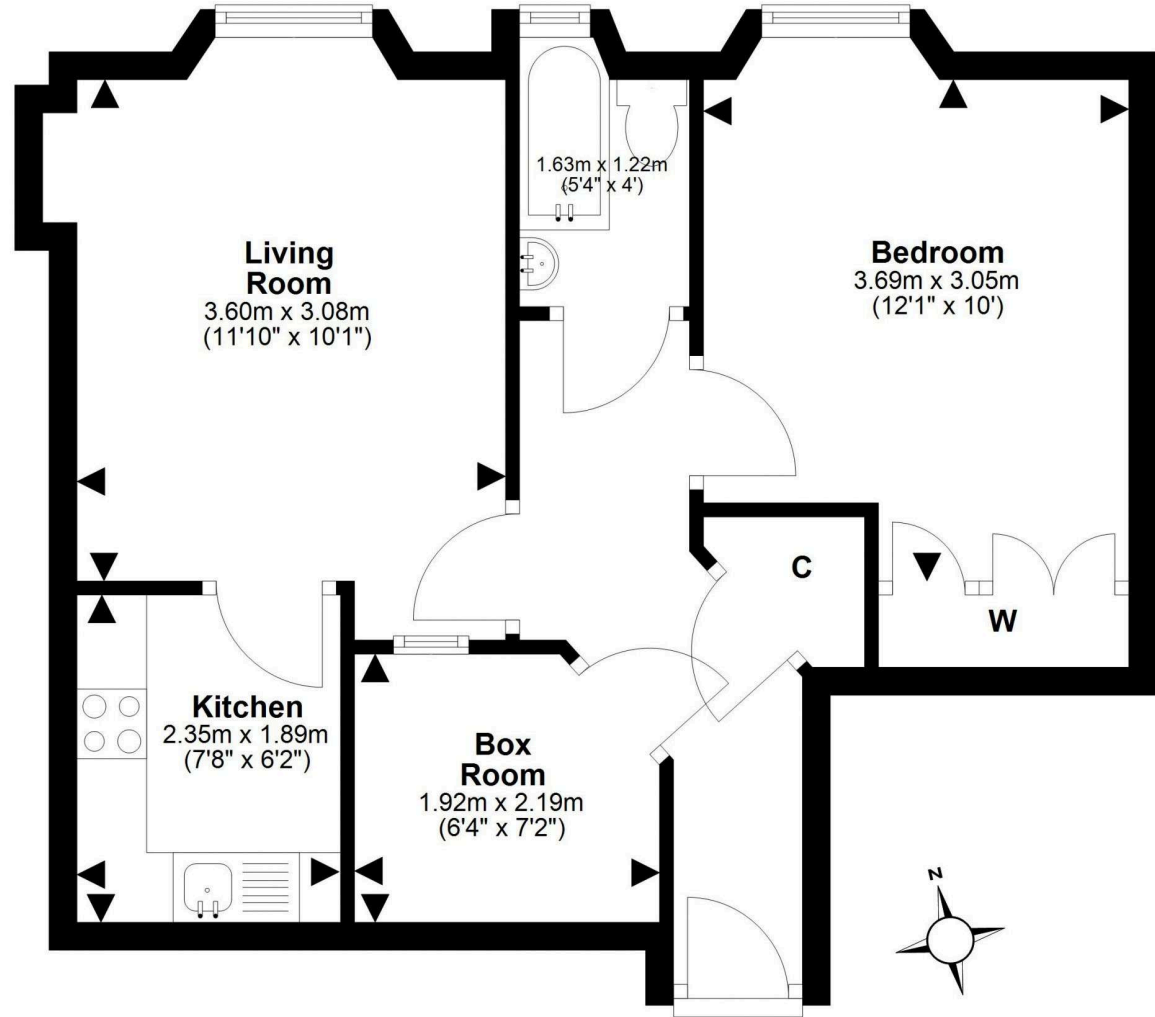
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.