

COULTERS[©]

17/3 ROSSIE PLACE

ABBAYHILL, EDINBURGH, EH7 5SD

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Ideal for a first time buyer, this is a bright one-bedroom ground floor flat quietly positioned on Rossie Place in the popular area of Abbeyhill to the east of Edinburgh's city centre. Situated within a traditional tenement with secure entry system, the flat comprises: an entrance hall with storage cupboard; an open plan kitchen/dining and living room with working gas fire & surround; a double bedroom; large box room providing wardrobe or home working space; and a contemporary bathroom with three piece suite.



KEY FEATURES



Ground floor flat in popular Abbeyhill.



One bedroom plus large box room.



Open plan kitchen/living and dining room.



Shared gardens to the rear.



Permit parking available.



Wonderful shops, cafes and parks nearby.



EPC Rating -E



Council Tax Band - B



Externally the property benefits from a shared garden to the rear with drying green and residents' permit parking on the street outside.

The property is fitted with electric panel heaters, gas fire and double glazing.

EXTRAS

All blinds, light fittings, fitted flooring and wall-mounted TV are included in the sale price. White goods may be available subject to separate negotiation.



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.

HOME REPORT VALUATION: £170,000



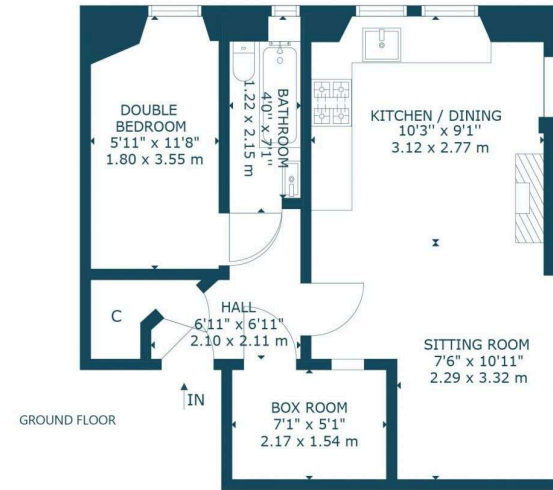
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 426 SQ FT / 40 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.