



pf2 7 Rossie Place, EDINBURGH, EH7 5SF



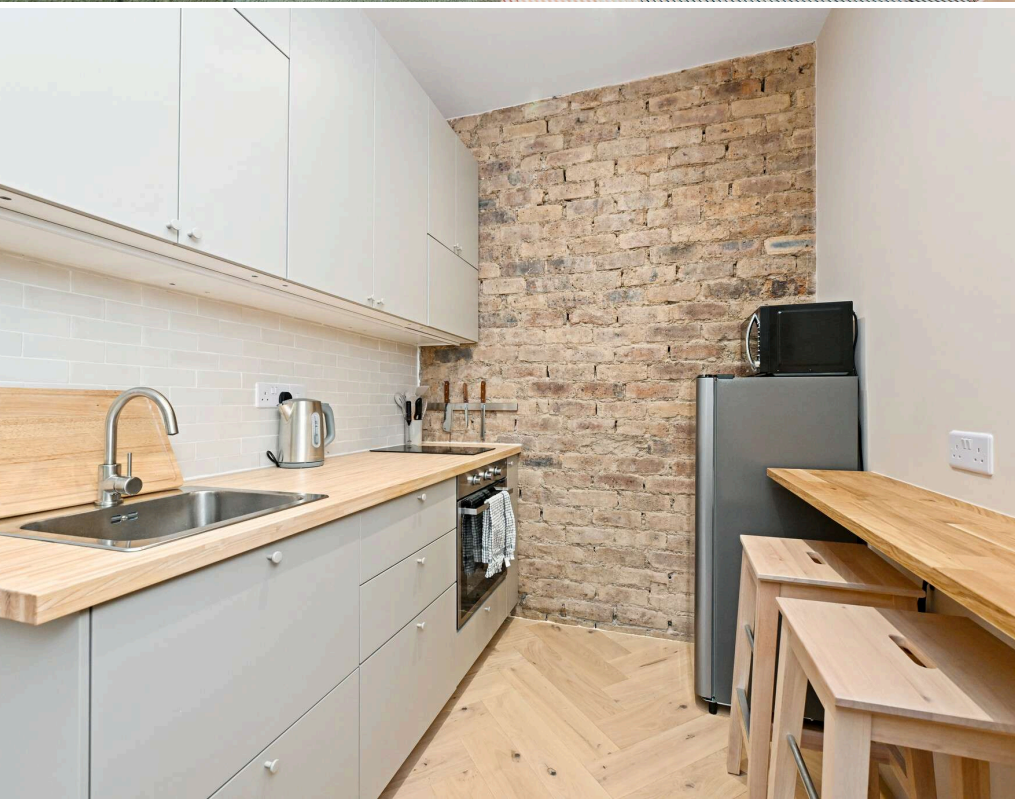
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Welcome

Welcome to 7 (PF2) Rossie Place, a bright and spacious one-bedroom ground floor flat, fully refurbished to an exceptional standard. Located in a prime area close to the amenities of Easter Road and Abbeyhill, Edinburgh, this property is offered in true turn-key condition following comprehensive renovation and re-modelling by the current owner. The accommodation includes gas central heating, double glazing, fibre optic connectivity and access to communal garden grounds. Permit holder parking and pay-and-display on-street parking are available. This flat will appeal to a range of purchasers, including first-time buyers, those seeking ground-floor accommodation, and property investors.

- Fully refurbished and re-modelled to a high standard throughout
- Communal secure entry system
- Entrance hall with built-in storage
- Shower room, lovely walk-in shower with overhead raindrop shower and attachment, and sink with vanity unit
- Separate WC and laundry room, featuring a WC and sink, clothes pulley, and washing machine
- Modern open plan living dining and kitchen area, with a range of units, quality worktops, splashback, induction hob, oven, fridge and freezer, living and dining area with rear facing window
- Spacious double bedroom with rear facing window and recessed storage area
- Gas central heating, double glazing, and fibre optics
- Communal garden grounds, permit holder, pay and display parking, and some on street parking in the surrounding streets



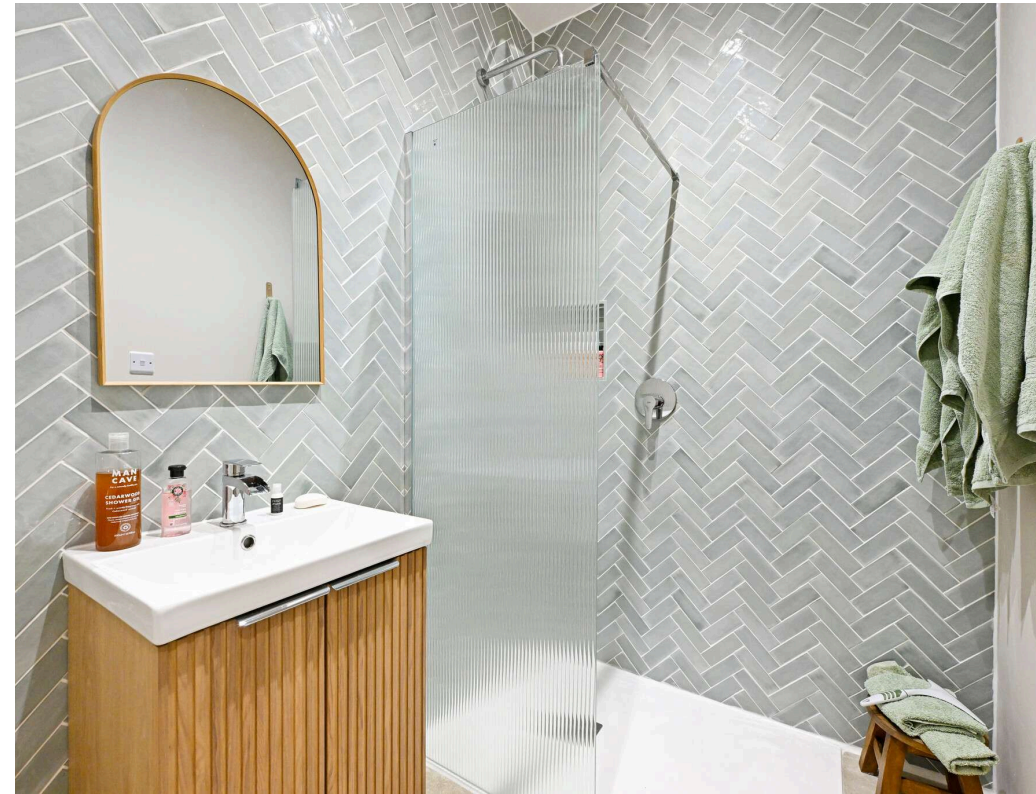


Abbeyhill

Rossie Place is ideally situated in the heart of Edinburgh, within the vibrant district of Abbeyhill. This sought-after location offers excellent access to the city centre, with a range of local shops, cafés, and independent retailers just a short stroll away. The area is well-served by public transport, making commuting and exploring the wider city both convenient and straightforward. Residents benefit from proximity to Holyrood Park, Arthur's Seat, and the Palace of Holyrood House, providing plenty of opportunities for leisure and outdoor activities. Rossie Place is perfect for those seeking a lively neighbourhood with a strong sense of community, all while being moments from Edinburgh's world-renowned cultural, historic, and educational amenities.

Extras

The integrated kitchen appliances and curtains are included. All furnishing with the exception of a few personal items can be available by separate negotiation.



Get in touch

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Property Hub:

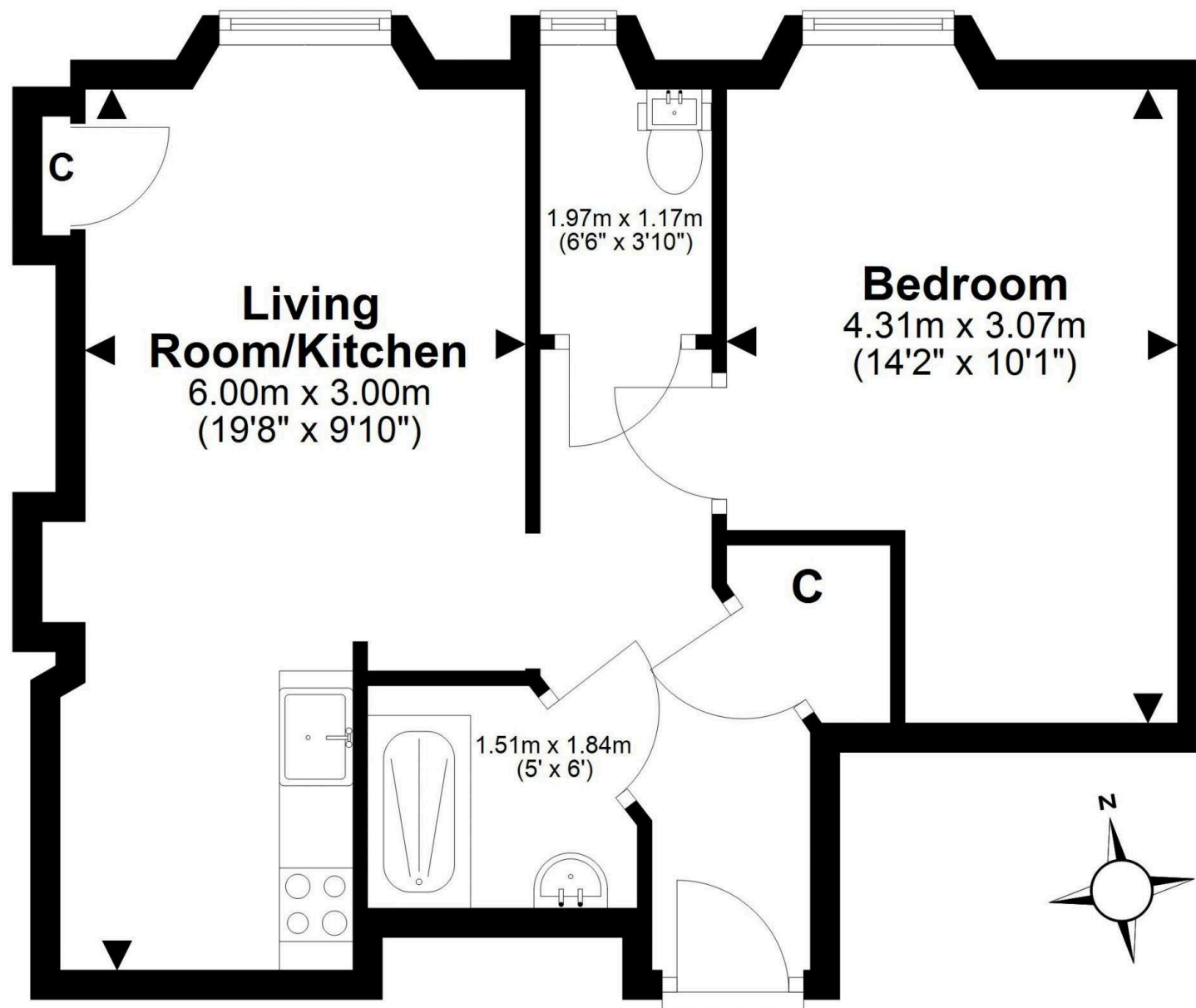
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.