



# 15/10 ROSSIE PLACE

EASTER ROAD, EDINBURGH, EH7 5SE



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## First-floor flat

This one-bedroom, first-floor flat is an ideal residence for city professionals, couples, and first-time buyers, having undergone complete refurbishment approximately five years ago, which (at the time) included a new kitchen, shower room, and toilet, full redecoration, a new electric board, and new central heating.

It is enviably located just off Easter Road, within easy reach of outstanding amenities, transport links, and the city centre. Accessed via a shared entrance and stairwell, the home's front door opens into a central hall leading to all accommodation. It offers built-in storage and heads right into the open-plan kitchen and living room, which spans the depth of the property. Here, a light neutral palette and a soft carpet create an inviting environment that is easy to style. It is well-proportioned for furniture and it has a handy press cupboard for storing items to hand. The kitchen area is well zoned too, fitted into a large nook with mix-and-match cabinetry and wood-toned worktops. The modern design is finished with integrated appliances for that streamlined look (ceramic hob, oven, fridge/freezer, and washing machine). The double bedroom is on the opposite side of the hall, continuing the neutral décor for an airy ambience and adding varnished wooden floorboards for easy upkeep. It has a window seat and a decorative feature fireplace; plus, it enjoys ample floorspace for bedside furniture. Finally, there is a two-piece shower room and a separate two-piece WC, both of which feature premium tile work and quality fixtures and fittings. Gas central heating and double-glazed windows ensure year-round comfort.

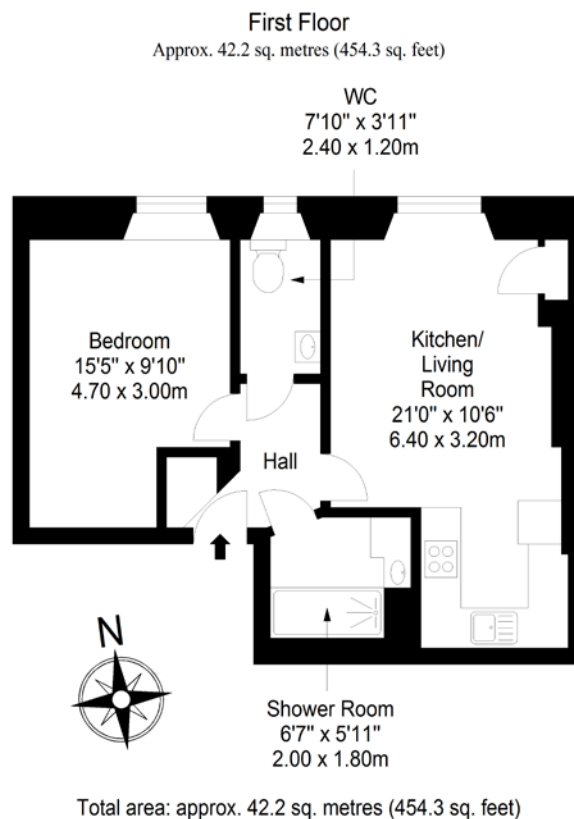
Outside, there is a lawned communal garden, with a shared drying area, and unrestricted on-street parking is available as well.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances to be included in the sale.



## Easter Road, Edinburgh

Situated just two miles from the city centre, this popular area is focused around the bustling Easter Road, with its eclectic array of independent shops, pubs, takeouts and eateries. Further amenities, incorporating high-street retail outlets and supermarkets, can also be found in nearby Meadowbank Shopping Park. For local outdoor recreation, the area enjoys such scenic open spaces as Lochend Park and Holyrood Park, home to Edinburgh's iconic Arthur's Seat. Due to the area's easterly location, Portobello's much-loved sandy seafront is also just a short bus ride away. Sports enthusiasts are well-catered for at several nearby leisure centres, swimming pools and gyms. With Easter Road adjoining the A1 thoroughfare, the area benefits from excellent transport links across the city and further afield, including 24-hour bus services. Wide-ranging local schooling options are available close by, whilst many of the capital's prestigious independent schools are also easily accessible.



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