



**9 (3F2) Rossie Place, Abbeyhill,
EDINBURGH, EH7 5SF**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BED, TOP FLOOR FLAT



Attractive, one-bedroom, top floor, traditional tenement flat situated in the popular Abbeyhill District in Edinburgh, close to excellent local amenities, transport links, Holyrood Park and Meadowbank Retail Park. The property has been nicely decorated throughout, is south westerly facing bringing in plenty of natural light and is in walk in condition, ideal for a first-time buyer or investment opportunity. There is an attractive open plan kitchen/dining/living room with modern fitted kitchen units and appliances, Edinburgh Press shelving and a large, walk-in utility cupboard housing the washing machine, freezer, storage and a pulley. There is a good-sized double bedroom, with a window seat, a modern bathroom, with bath and overhead shower, and a communal garden to the rear.

Communal stair with entry phone
Hall

Open plan kitchen/dining/living room

Double bedroom

Large utility cupboard

Bathroom

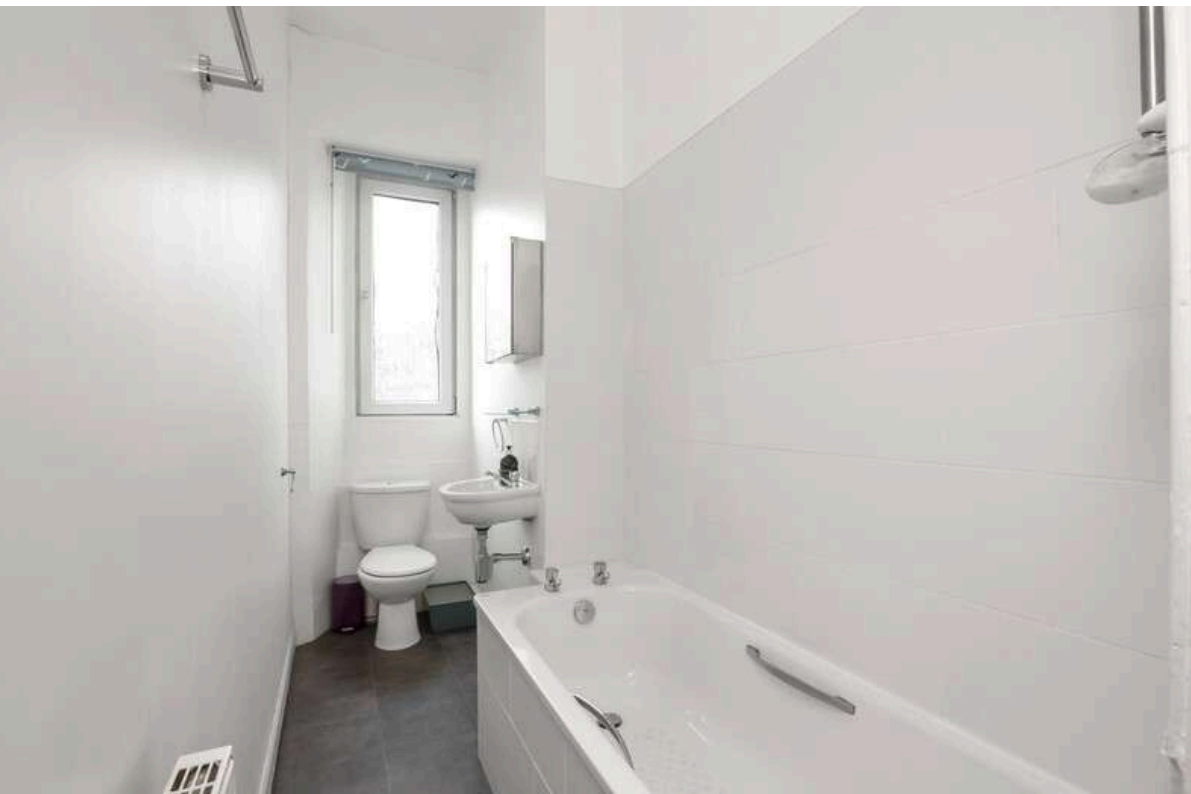
Gas central heating (new boiler 2020)

Double glazing

Communal garden

On street parking





ABBEYHILL

Abbeyhill enjoys an ideal location with some of the capital's top attractions like the Royal Mile, Parliament, Holyrood Palace and Arthur's Seat, all on your doorstep, with The Shore and Portobello districts only a short distance away as well. There is a wide range of independent shops, boutiques, cafés, eateries and pubs in the immediate area. Large retail and fast-food outlets such as Sainsbury's are on offer a stone's throw away, at Meadowbank Shopping Park. With the city centre being within walking distance, world-class shopping and entertainment are easily accessible. London Road boasts superb public transport links with very regular day and night buses connecting you to all parts of the city. Waverley train station is just a short distance away, making commuting from Abbeyhill fast and convenient. For the outdoor enthusiast, Arthur's Seat, Calton Hill and Holyrood Park all offer vast open spaces and spectacular panoramic views of the city. Edinburgh cycle paths are also close at hand. Meadowbank Sports Centre provides state-of-the-art sports facilities, including indoor and outdoor athletic tracks and a range of gyms and fitness studios.



Extras

All fitted floor coverings, bedroom curtains, blinds, light fittings, oven, hob, fridge, freezer, washing machine and wardrobe are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

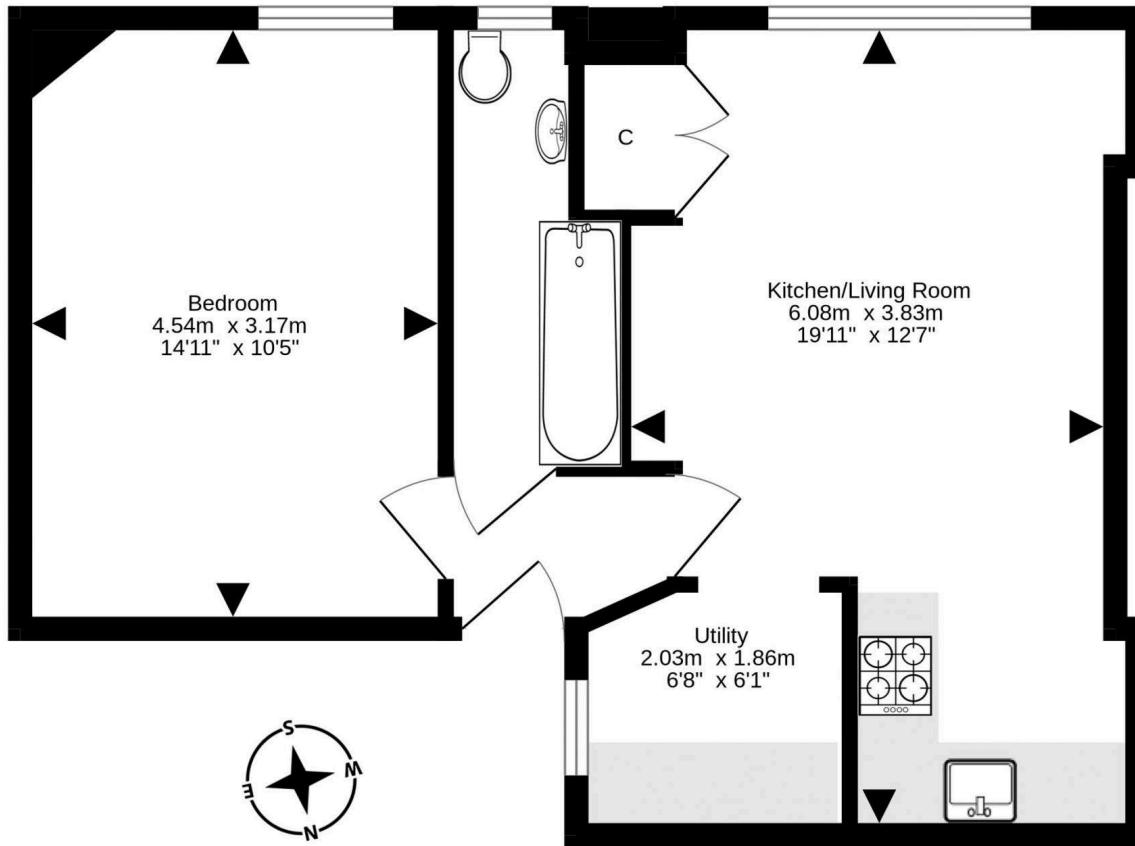
Home Report Valuation

£165,000

EPC Rating

D

Bathroom
3.30m x 1.30m
10'10" x 4'3"



Bedroom
4.54m x 3.17m
14'11" x 10'5"

Kitchen/Living Room
6.08m x 3.83m
19'11" x 12'7"

Utility
2.03m x 1.86m
6'8" x 6'1"



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