

COULTERS<sup>©</sup>

# 9 (2F3) ROSSIE PLACE

ABBAYHILL, EDINBURGH, EH7 5SF

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

A spacious one bedroom, second floor apartment situated within the popular area of Abbeyhill. This superb location offers a host of amenities right on it's doorstep. It is an excellent opportunity for a first-time buyer, professional or investor.

The flat comprises; a generous living room with space for both lounge and dining furniture, kitchen which is open to the living room, which has units, worktops and tiled splashback with room for appliances, a large double bedroom with built in wardrobes and hardwood flooring and shower room. There is access to a well maintained rear communal garden and on street parking.

## KEY FEATURES

-  Well proportioned second floor flat
-  One double bedroom with built in wardrobes
-  Well maintained rear communal garden
-  On street parking
-  Popular central location with open outlook
-  Close to Easter Road and an excellent variety of amenities



## Extras

The fitted floorcoverings, curtains, washing machine, fridge, freezer, hob, oven and extractor are included in the sale price.



## THE LOCAL AREA

Situated just off the top of Easter Road, Rossie Place is a popular residential street within close proximity of the city centre. The area benefits from a wide variety of local amenities including convenience stores, independent retailers, pubs, bakeries, and cafes. There is a Sainsbury's supermarket and other well-known high street stores within walking distance at Meadowbank Retail Park, with an Iceland and Lidl also nearby. City centre shopping and further amenities including St James Quarter and Omni Centre are just a 15 minute walk away.

Nearby Arthur's Seat, Holyrood Park and Calton Hill offer recreational opportunities for walking, cycling and running. Meadowbank Sports Centre offers first-class sporting facilities and is only a short walk away.

Nearby regular bus services into the city and Edinburgh Waverley Station, while the tram lines runs from Newhaven to Edinburgh Airport. The City bypass and main motorway networks can also be easily accessed.

## GET IN TOUCH



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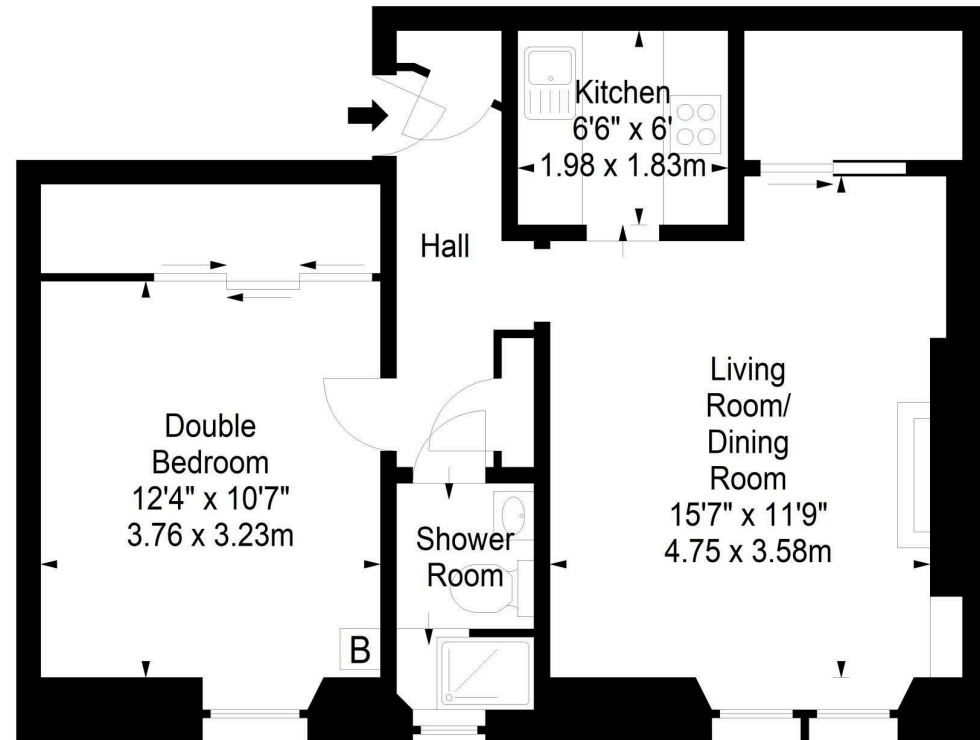


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## Rossie Place, Edinburgh, EH7 5SF



Approx. Gross Internal Area  
525 Sq Ft - 48.77 Sq M  
For identification only. Not to scale.  
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Second Floor

## 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.