



10/1 Rosevale Terrace
Edinburgh, EH6 8AR

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops. The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road. Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus are all easily reached. The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

DESCRIPTION

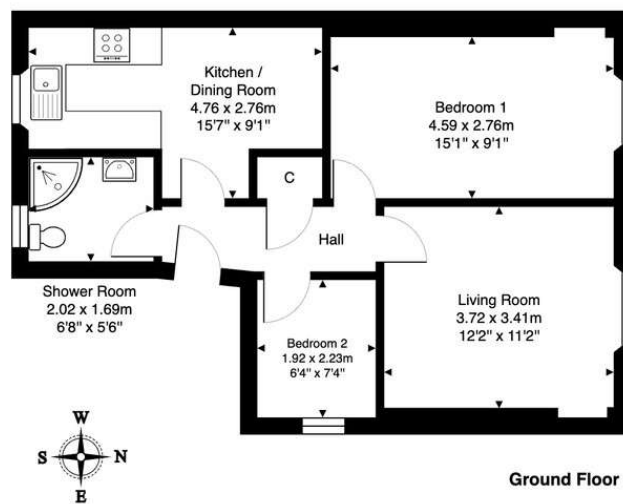
10/1 Rosevale Place is a well presented, two bedroom ground floor flat situated in the highly sought after Colonies and located within a few minutes' walk of the popular Leith Links. The accommodation, which is entered through a well maintained stairwell, comprises: entrance hall with cupboard off; welcoming living room with shelved recess; well-equipped dining kitchen with integrated gas hob and electric oven; generously sized double bedroom one with shelved recess; single bedroom 2 and contemporary shower room with mains operated shower. Further benefits include: gas central heating; double glazing; communal garden; unrestricted street parking; excellent local amenities and great transport links.

The energy efficiency rating for this property is band C.

COUNCIL TAX

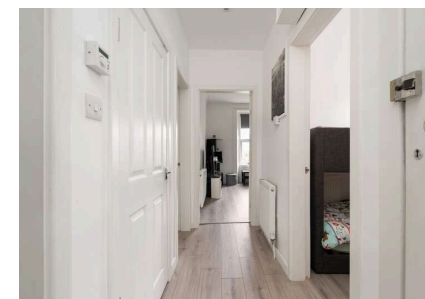
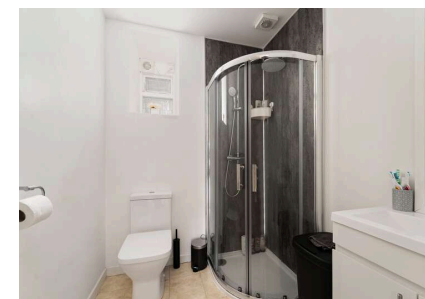
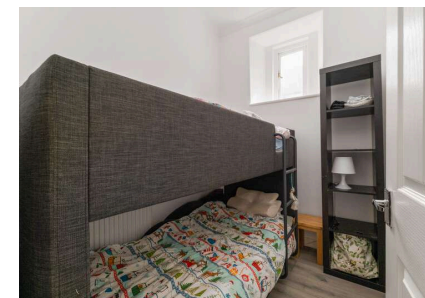
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

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Total Area: 50.6 m² ... 545 ft²

All measurements are approximate and for display purposes only.



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