










Offers Over
£165,000

15/9 Rossie Place

Easter Road | Edinburgh | EH7 5SE

An excellent opportunity has arisen to acquire this bright one bedroom first floor flat well positioned within the vibrant district of Easter Road. Nearby a superb array of amenities and transport links, the property will undoubtedly appeal to first-time buyers, professionals and investors. Viewing recommended.

-  1 bed
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with a useful storage cupboard, bright and airy open-plan lounge/kitchen/diner with a range of integrated and freestanding white goods, tiling in splash areas, decorative mantelpiece and a lovely open-aspect overlooking Maryfield Place, generous double bedroom with wall-to-wall fitted wardrobes and further room for freestanding furniture, box room with a raised platform bed and study area, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, fridge, freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a communal drying green located to the rear together with on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





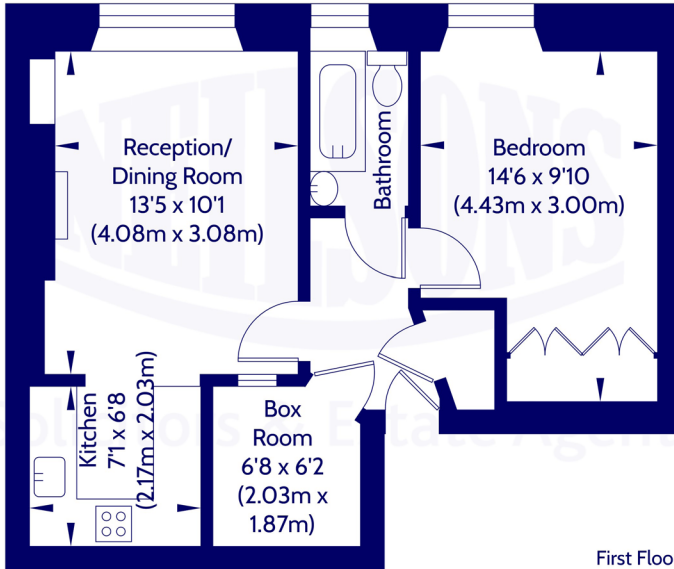
Location

The property is in the vibrant district of Easter Road and Abbeyhill which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links (buses & trams) to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 43.28 Sq M / 466 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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