



CLANCYS

clancys-solicitors.co.uk

15 (PF2) Rossie Place,

Edinburgh EH7 5SE



1



1



1



EPC

B



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 1-bedroom ground floor flat, situated within the popular Easter Road area to the east of the City Centre. The property is offered to the market in good order, and the accommodation briefly comprises a welcoming hall, a spacious open plan living room/kitchen, a large light and airy double bedroom that provides a tranquil retreat and a modern bathroom with white suite with shower over the bath. The property further benefits from gas central heating, double glazing, good storage facilities, a well-maintained communal garden and residents permit parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the standard of the property in offer.

Location

Rossie Place sits just off the top of Easter Road, a popular residential street just over a mile to the East of Edinburgh's city centre. The property benefits from a wide variety of local amenities including convenience stores, independent retailers, pubs, bakeries, and brilliant 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 amenities include St James Quarter and Omni Centre with their well-known pubs and restaurants are just a 15 minute walk. Recreational opportunities for walking, cycling and running are available at nearby Arthur's Seat, Calton Hill, and picturesque Holyrood Park. Golf courses including Craighentilly, Portobello, and Duddingston are all within easy reach. Meadowbank Sports Centre offers first-class sporting facilities and is only a short walk away. Regular bus services from Brunton Place take you 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.

Extras

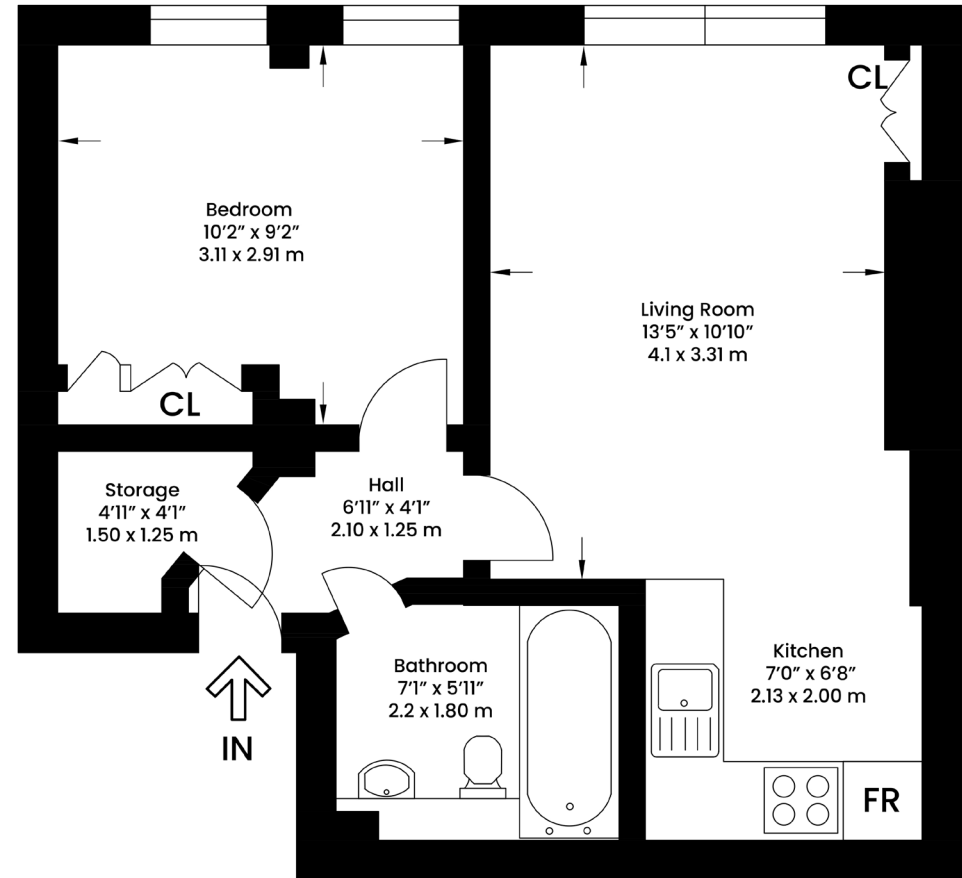
All fitted floor coverings.

Features

- Hall
- Living room/Kitchen
- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden
- Residents permit parking
- EPC rating - TBC
- Council Tax Band – B
- Tenure - Freehold
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



CLANCYS