

6/1 Rosevale Terrace

LEITH LINKS, EDINBURGH, EH6 8AN



Ground-floor two-bedroom flat which forms part of a traditional tenement on the southern edge of Leith Links



0131 524 9797



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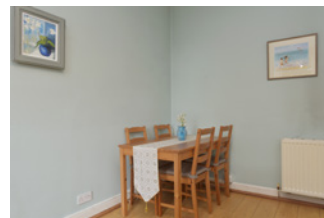


info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this ground-floor two-bedroom flat which forms part of a traditional tenement on the southern edge of Leith Links. The property is neutrally decorated and presented to the market in good condition making it an ideal first-time buy or sound buy-to-let investment. Features include gas central heating, double glazing, a secure entry system, a private front garden, and a communal rear garden.

THE LIVING ROOM



Internal accommodation is focused on the generous living room which has laminate flooring, a lovely cornice, an Edinburgh press, excellent levels of natural light, and plenty of space for a large suite and supporting furniture.

THE KITCHEN



The separate kitchen boasts a good range of base and wall-mounted units set against a tiled splashback. The electric hob and oven are integrated.





Bedroom one is a good double with lots of light and plenty of space for a double bed and supporting furniture. Bedroom two is a large single bedroom that would make a lovely home office if needed. There is a partially tiled shower room and a separate WC which completes the accommodation.

THE WC



BEDROOM 1



BEDROOM 2



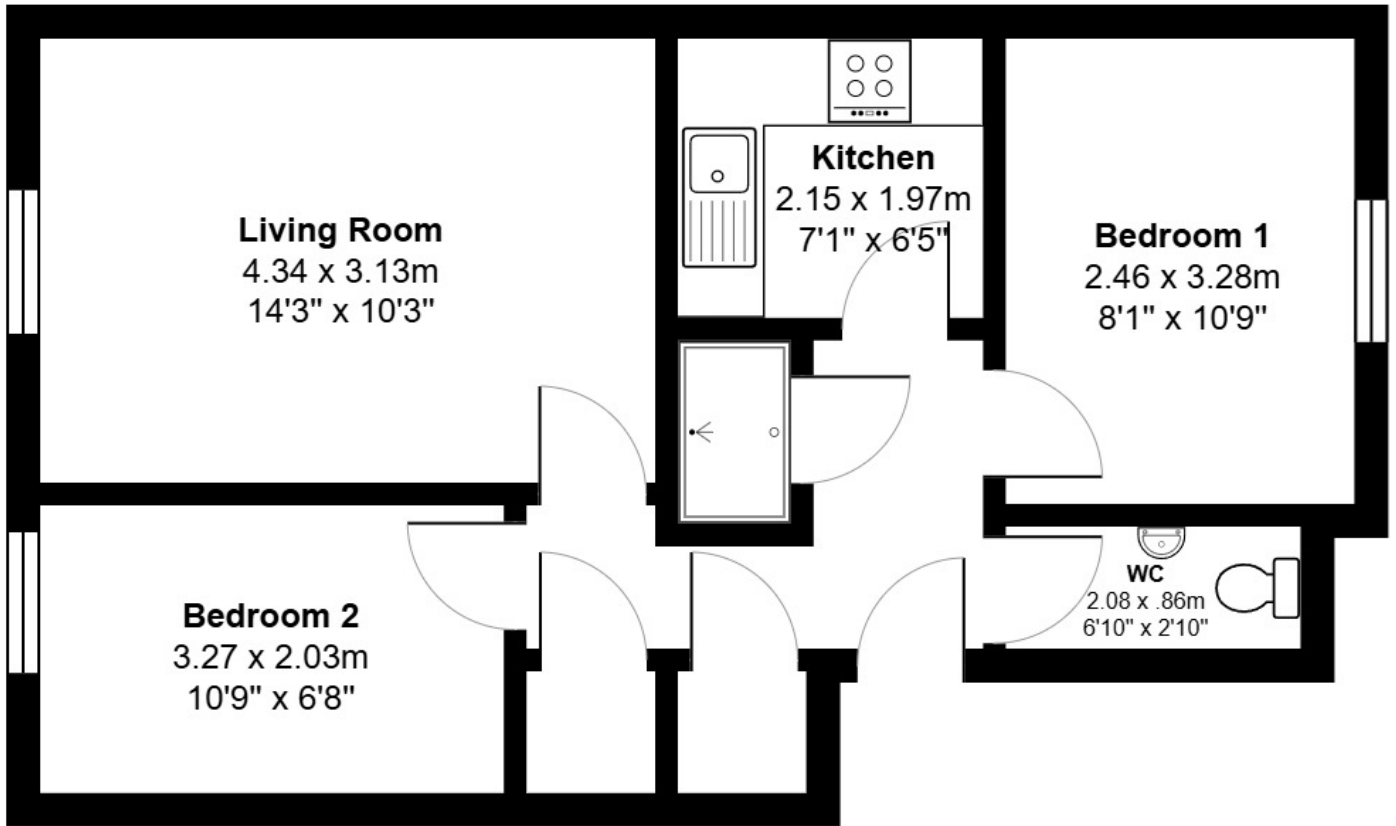
Externally there is a private front garden and a shared garden to the rear which are mainly laid to lawn.

Early internal viewing of this lovely flat is essential to fully appreciate this well-presented and well-proportioned flat.

EXTERNALS

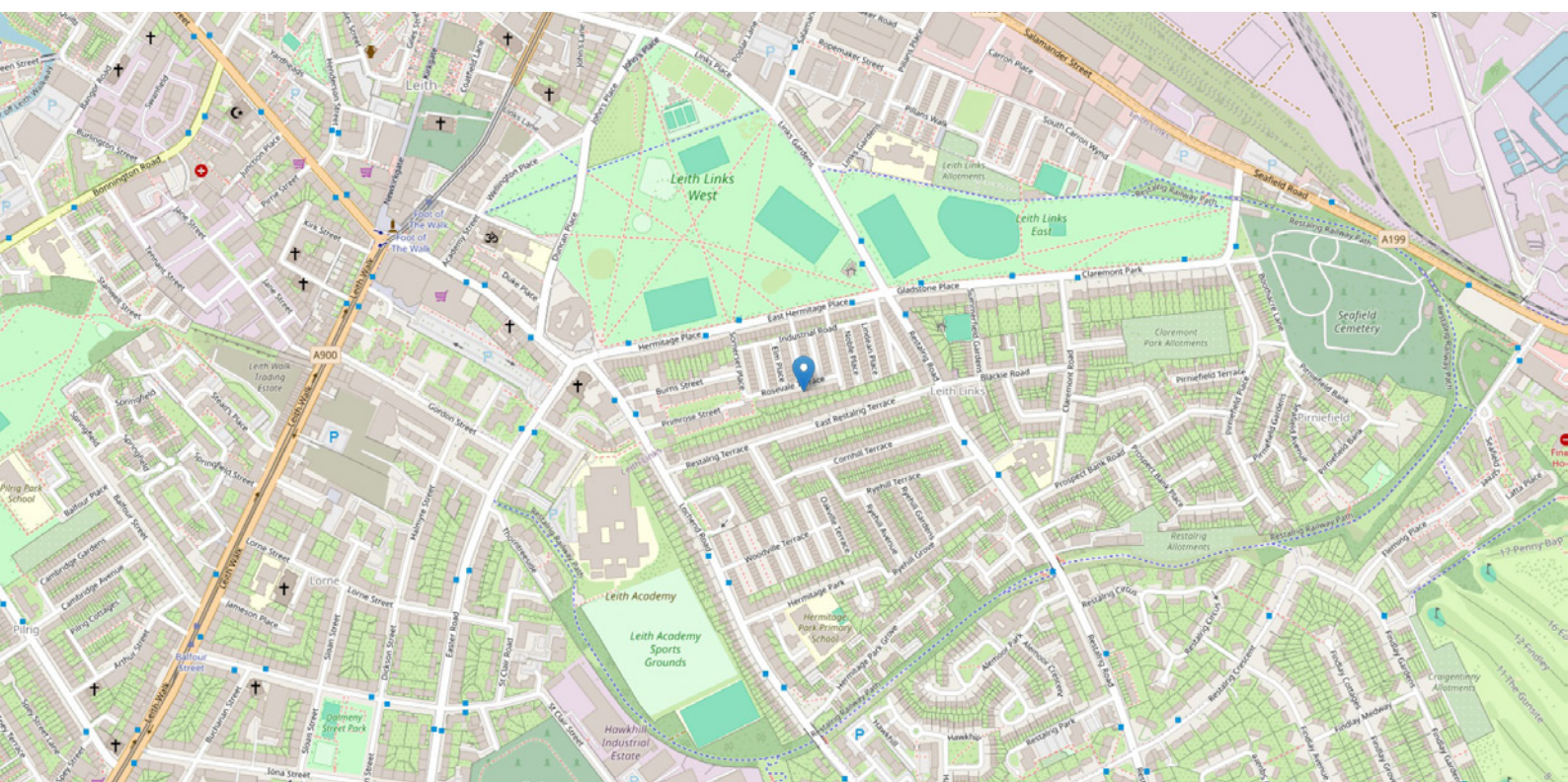


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 47m²
EPC Rating: C



THE LOCATION

Rosevale Terrace is on the southern edge of Leith Links, approximately two miles from the city centre. This is a popular residential area which is well-known for lovely public parks and outstanding local amenities. Residents are spoiled for choice when it comes to shopping: bustling Leith Walk, nearby Meadowbank Shopping Park, and Ocean Terminal provide a vast array of independent retailers, well-known high street shops and supermarkets.





For fresh produce, the Leith Farmer's Market is held on Saturdays. Due to its ideal location, residents are never far from a vibrant social scene, from the mix of trendy bars and traditional pubs on Leith Walk, to the Michelin-starred restaurants along the cosmopolitan Shore. The area also boasts a wealth of sports and fitness facilities including the well-equipped Meadowbank Sports Centre with an athletics track, outdoor pitches, a multi-purpose sports hall, a gym and fitness studios. For those who prefer the great outdoors, Leith Links and Lochend Park are favourites with joggers and dog walkers, while Portobello Beach, the majestic Holyrood Park, Salisbury Crags and Arthur's Seat are just a short drive away. The area is served by an excellent range of local schools in both the public and private sector: it is within the catchment area for well-regarded Hermitage Park Primary School and Leith Academy, which is within easy walking distance. It benefits from fantastic public transport links with bus and tram routes into the city centre and across Edinburgh. It also offers convenient access to the A1, Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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