McEwan Fraser Legal
Solicitors & Estate Agents

8/1 Rossie Place

EDINBURGH, EH7 5SG

GROUND-FLOOR ONE -BED CITY CENTRE FLAT WITH SHARED REAR GARDEN

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McEwan Fraser Legal is delighted to present this 1 double bedroom, ground floor flat in Abbeyhill. The position and condition of this apartment ensure broad appeal to a range of different buyers and internal viewing is highly recommended.

This ground floor flat features a bright and spacious lounge with a feature fireplace and ample floor space where a large dining table could be included with relative ease. The property boasts a two-piece bathroom suite with a walk-in shower, built for accessibility. It has a fully functioning kitchen with room for modernisation and has ample storage space throughout. This is an ideal first-time buy or investment property.

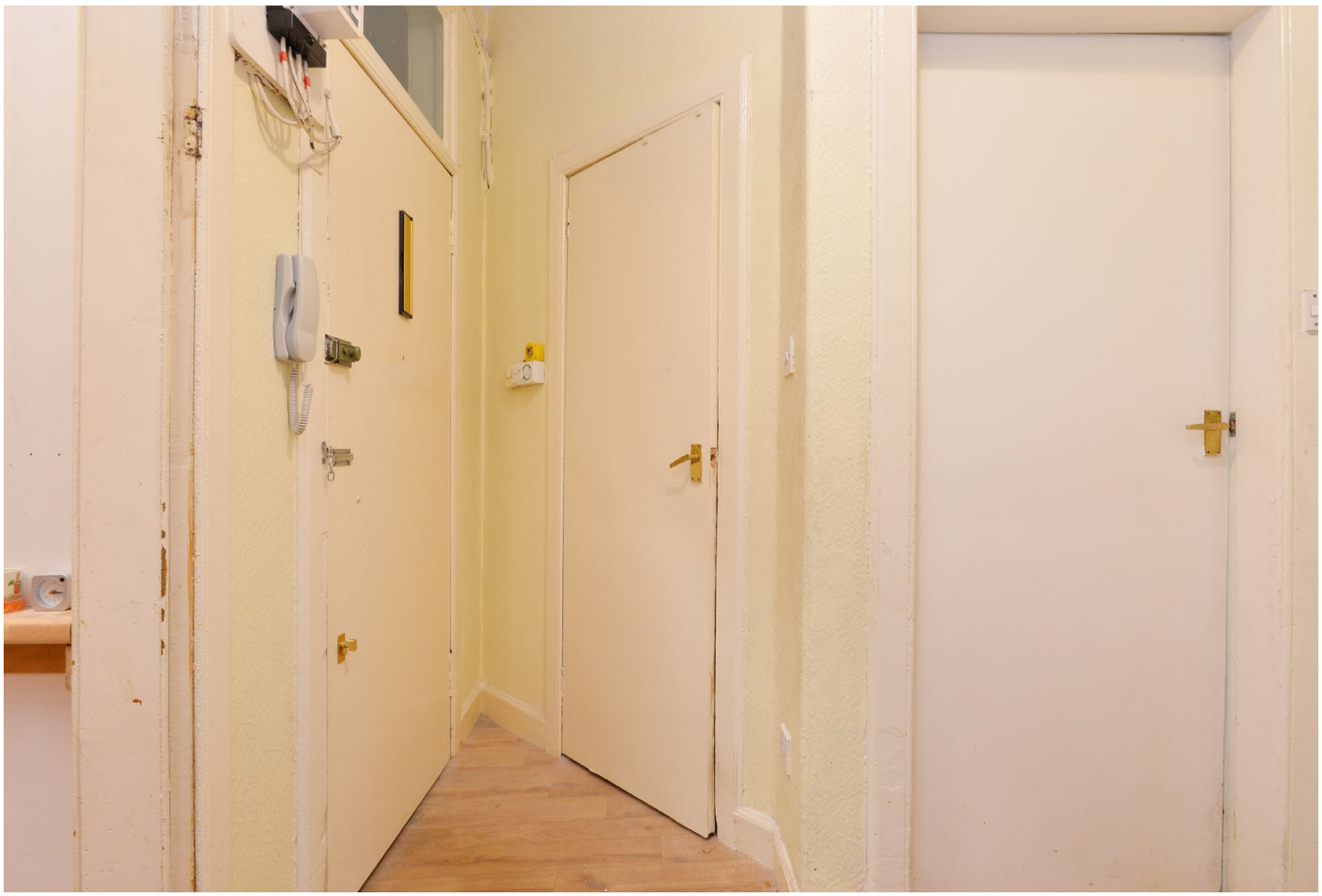
Externally there is a shared rear garden, access to this can be gained through the communal stairway and permit street parking.

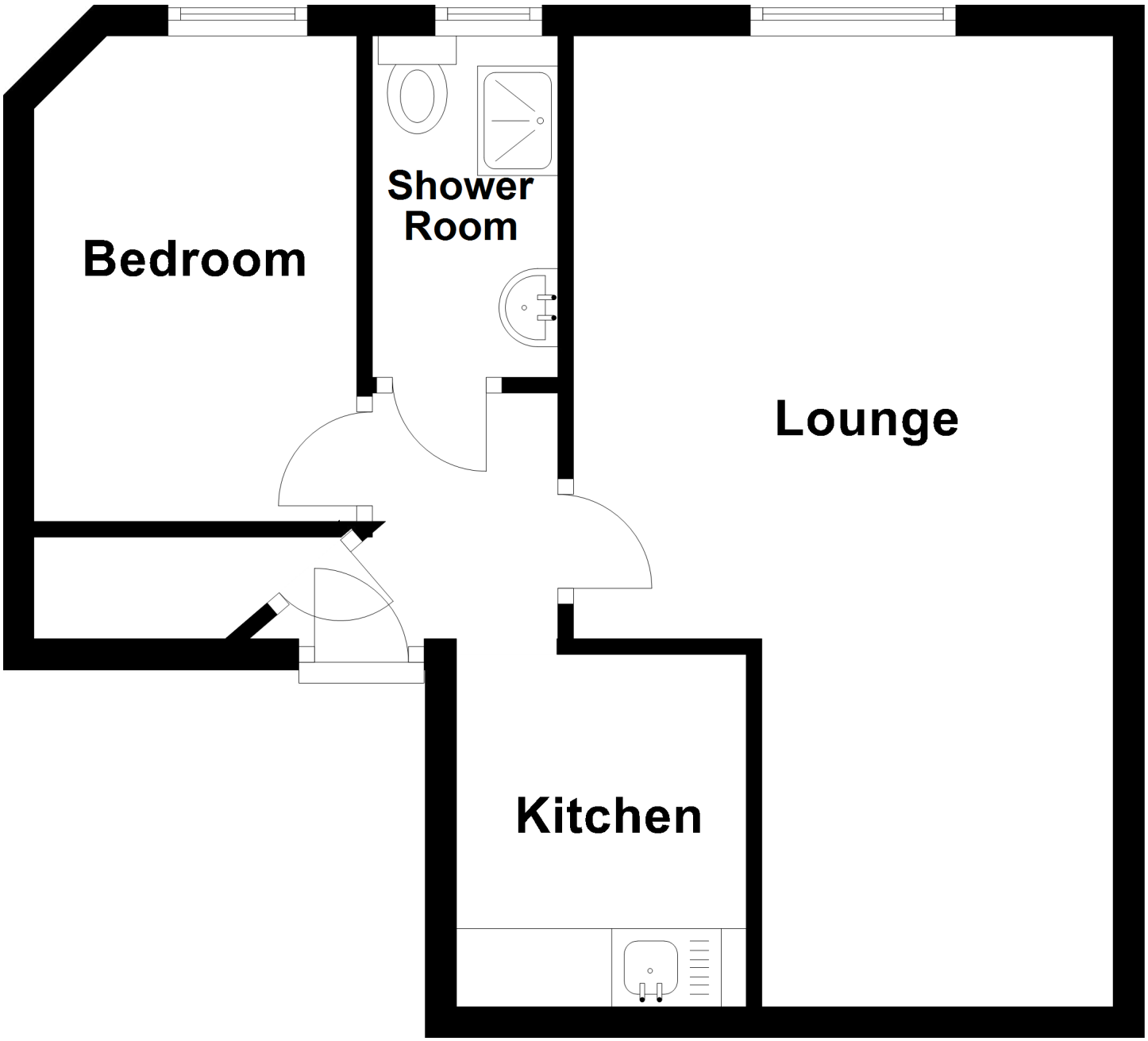
Early viewings will be essential as this will not be around for long in the current market.

8/1 Rossie Place

the lounge

the kitchen





Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.45m (11'4")
Bedroom	3.10m (10'2") x 2.06m (6'9")
Kitchen	2.35m (7'9") x 1.85m (6'1")
Shower Room	2.18m (7'2") x 1.18m (3'11")

Gross internal floor area (m^2): $38m^2$

EPC Rating: D

Floor Plan

Rossie Place is situated just off Easter Road which is home to an exceptionally wide choice of shopping facilities, including the new St. James Quarter, as well as a number of banks, building societies and a post office. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable place.

From Leith, it is also a relatively simple matter to travel out to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass. Not surprisingly, Leith has several surgeries, a choice of dentists, its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.

The Location

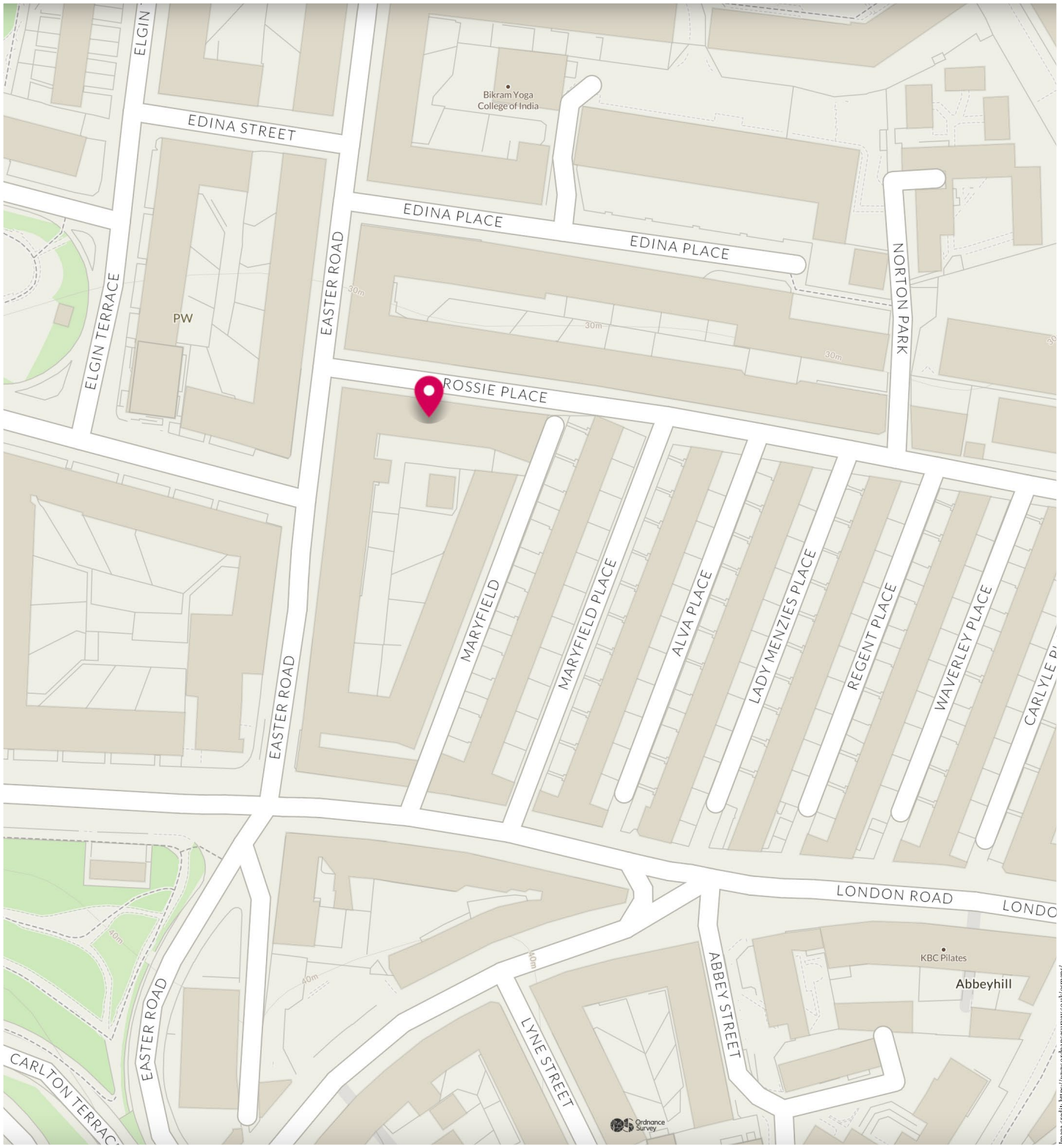


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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