

15/18 Rossie Place

ABBAYHILL, EDINBURGH, EH7 5SE



*Superb top-floor one-bedroom tenement
flat located just off Easter Road*



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McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb top-floor one-bedroom tenement flat located just off Easter Road. Internally, the property is in good order and it is offered to the market chain free. It would represent an amazing first-time buy or a sound buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating.

THE LIVING ROOM & KITCHEN



The accommodation is focused on a generous living room that is neutrally decorated, freshly carpeted and gets natural light from a reconditioned sash and case window. There is plenty of space for a variety of different furniture arrangements which could include a dining table. The separate kitchen has a range of base and wall-mounted units which are arranged around a range of freestanding appliances.



The well-proportioned double bedroom is neutrally decorated, freshly carpeted, and has plenty of space for a full suite of bedroom furniture.

Accommodation is completed by the bathroom which has natural light, partial tiling, and a three-piece white suite with a shower over the bath.

THE BEDROOM



THE BATHROOM



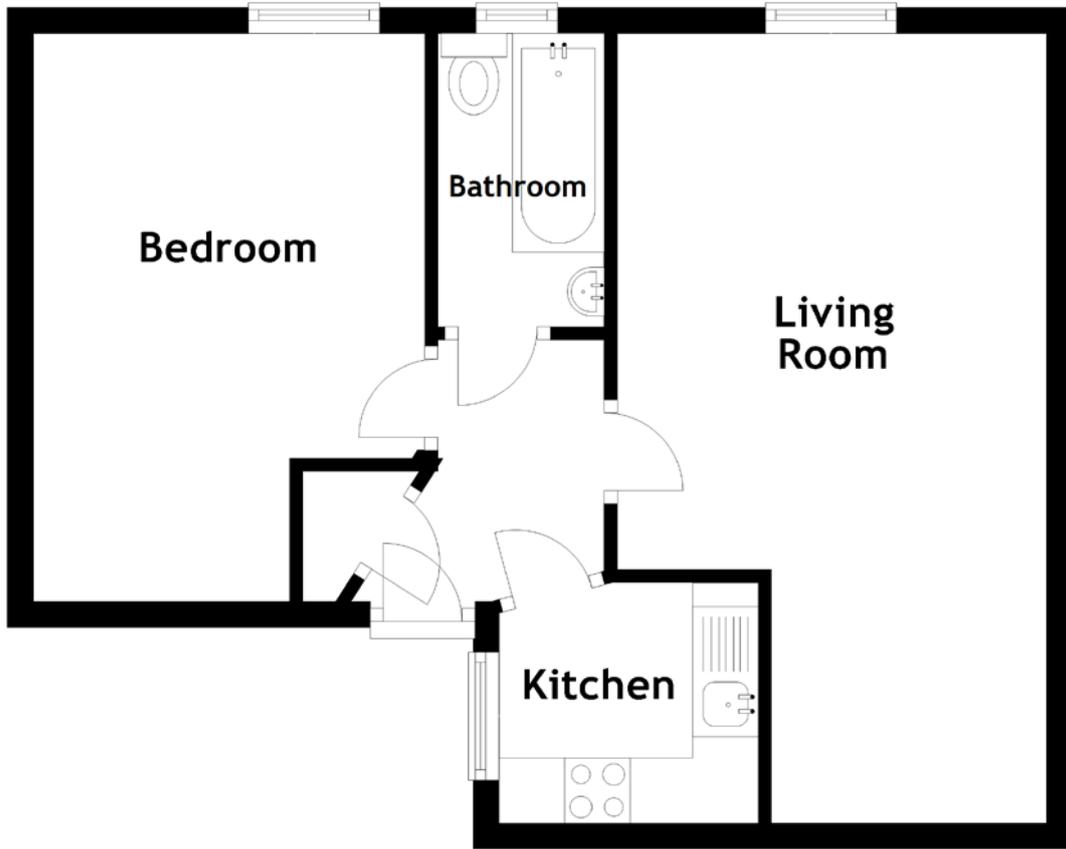
To the rear, the property also enjoys access to a communal garden.

This is an excellent property in a superb location, and early viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

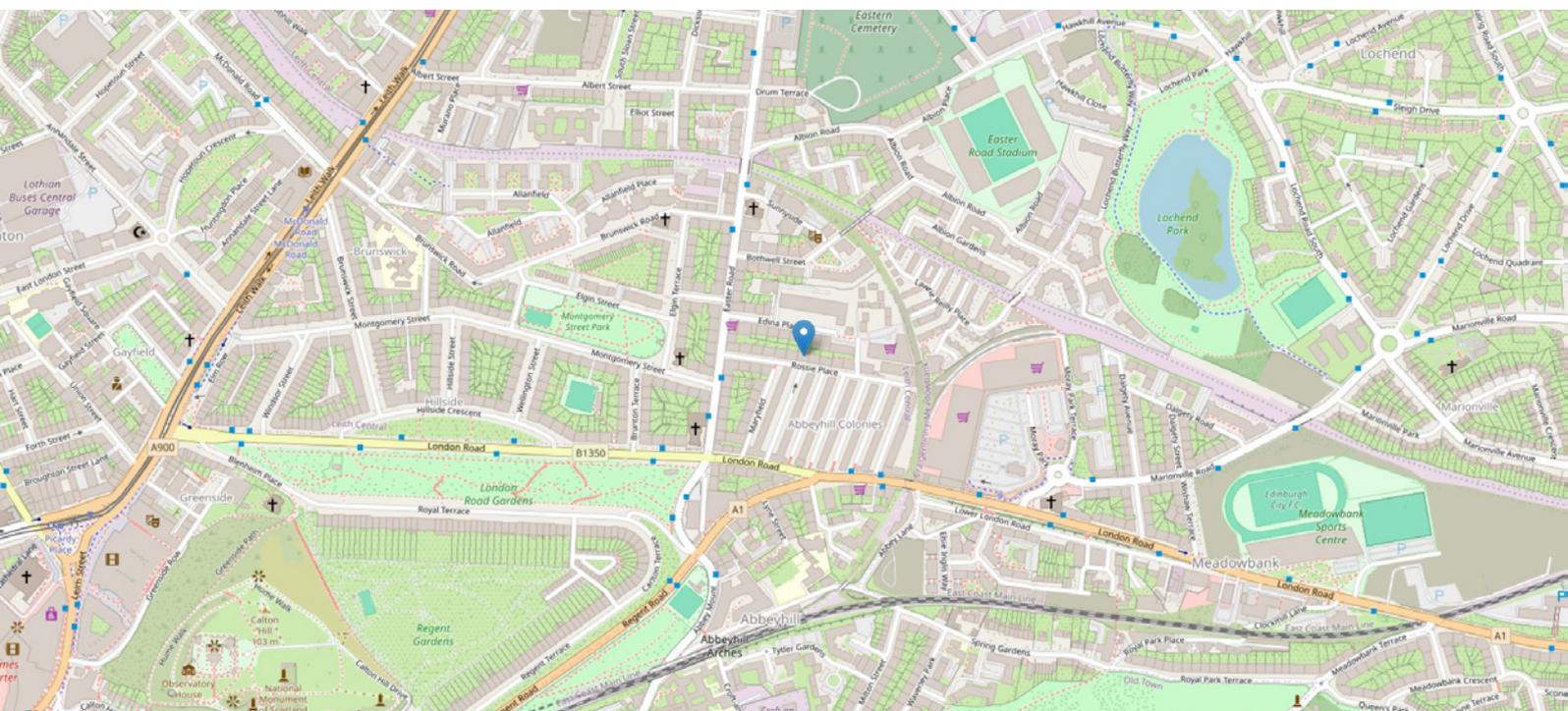


Approximate Dimensions
(Taken from the widest point)

Living Room 6.06m (19'11") x 3.27m (10'9")
Kitchen 1.98m (6'6") x 1.85m (6'1")

Bathroom 2.25m (7'5") x 1.27m (4'2")
Bedroom 4.36m (14'4") x 2.98m (9'9")

Gross internal floor area (m²): 44m²
EPC Rating: D



THE 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 Iceland and Lidl also nearby.





City centre shopping and amenities include St James Quarter and Omni Centre with their well-known pubs and restaurants 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 Craighentiny, 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 line runs from Newhaven to Edinburgh Airport. The City bypass and main motorway networks can also be easily accessed.



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