

# 17 2F2 Rossie Place

EDINBURGH, EH7 5SD



*SPACIOUS ONE BEDROOM SECOND FLOOR FLAT  
IN EDINBURGH'S POPULAR ABBEYHILL AREA*



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McEwan Fraser Legal is delighted to present this one-bedroom second-floor flat in the popular Leith area of Edinburgh.

Inside, the property comprises a fully equipped open-plan kitchen/lounge area. The kitchen is generously proportioned and is fitted with free-standing white goods including hob and oven. The lounge area is flooded with natural light from the south-facing window and offers various possibilities for furniture arrangements







The flat boasts one main bedroom which is double and there is ample space for free-standing storage options.







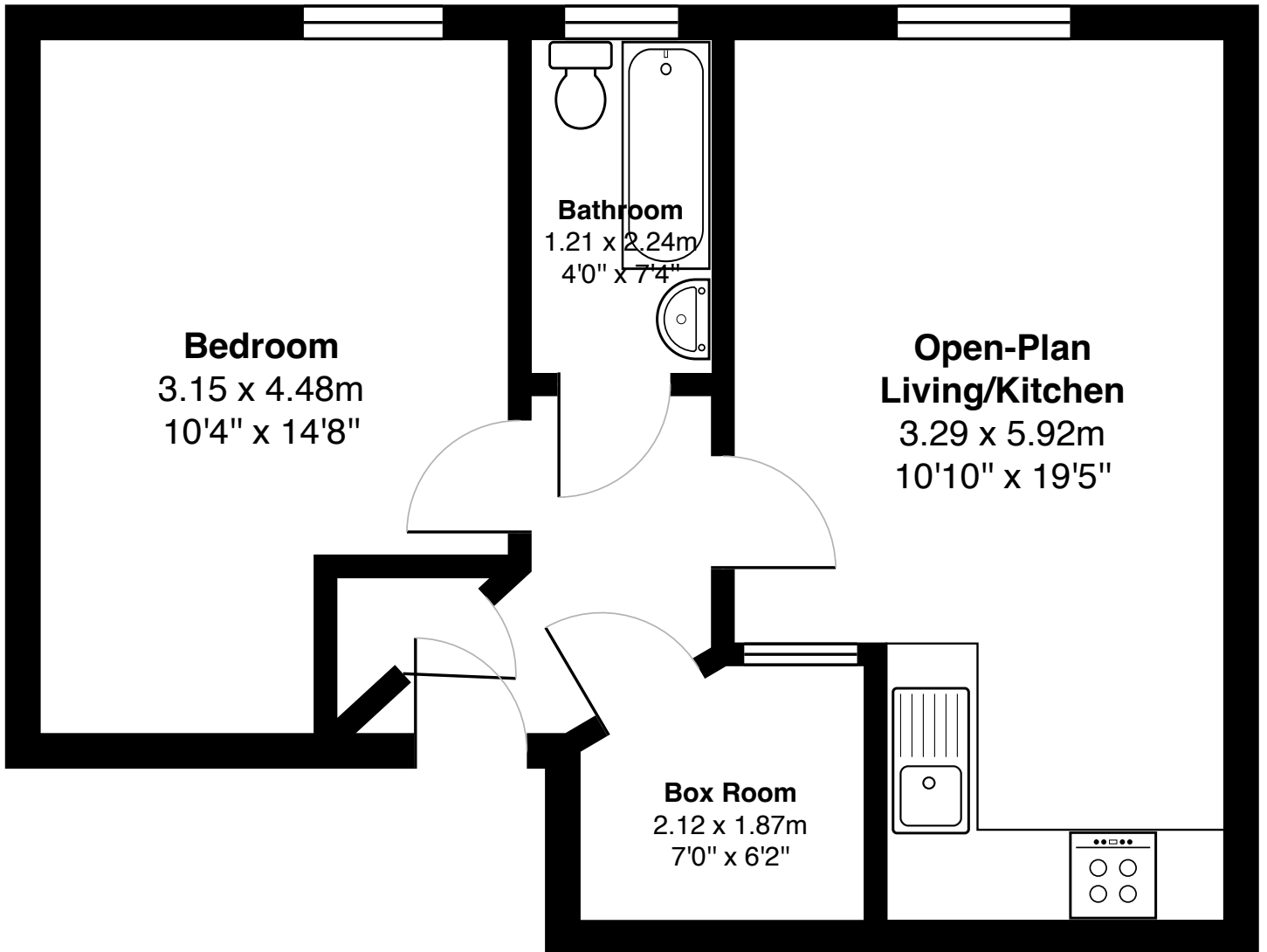
The bathroom is fitted with a white three-piece bathroom suite and a shower over the bath. The bathroom is neutral and partially tiled.





In addition to this, the property includes a generous box room which makes for a great home office or bunk room, on-street permit parking and the flat has gas central heating and modern double glazing, making for a cosy and cost-effective home, year-round.





Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: C







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Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace, and is situated between the Palace itself, Waverley Station and London Road. As a central area in the city, Abbeyhill is comprised mainly of stone built tenement properties dating from around the 1890's. The area is primarily residential, not a major retail or commercial zone and is within the easiest possible reach of the City Centre, combining accessibility with the quiet feel of a suburb.

Using one of the frequent bus or tram services the city centre is just a short journey away. In fact, for the energetic, many parts of the city centre are easily within walking distance.

Although quiet, Abbeyhill has all the necessary local amenities such as local shops, banking, building society and post office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Abbeyhill all your daily needs are within easy walking distance. For entertainment, the Omni Centre and St James Quarter are a short journey away.

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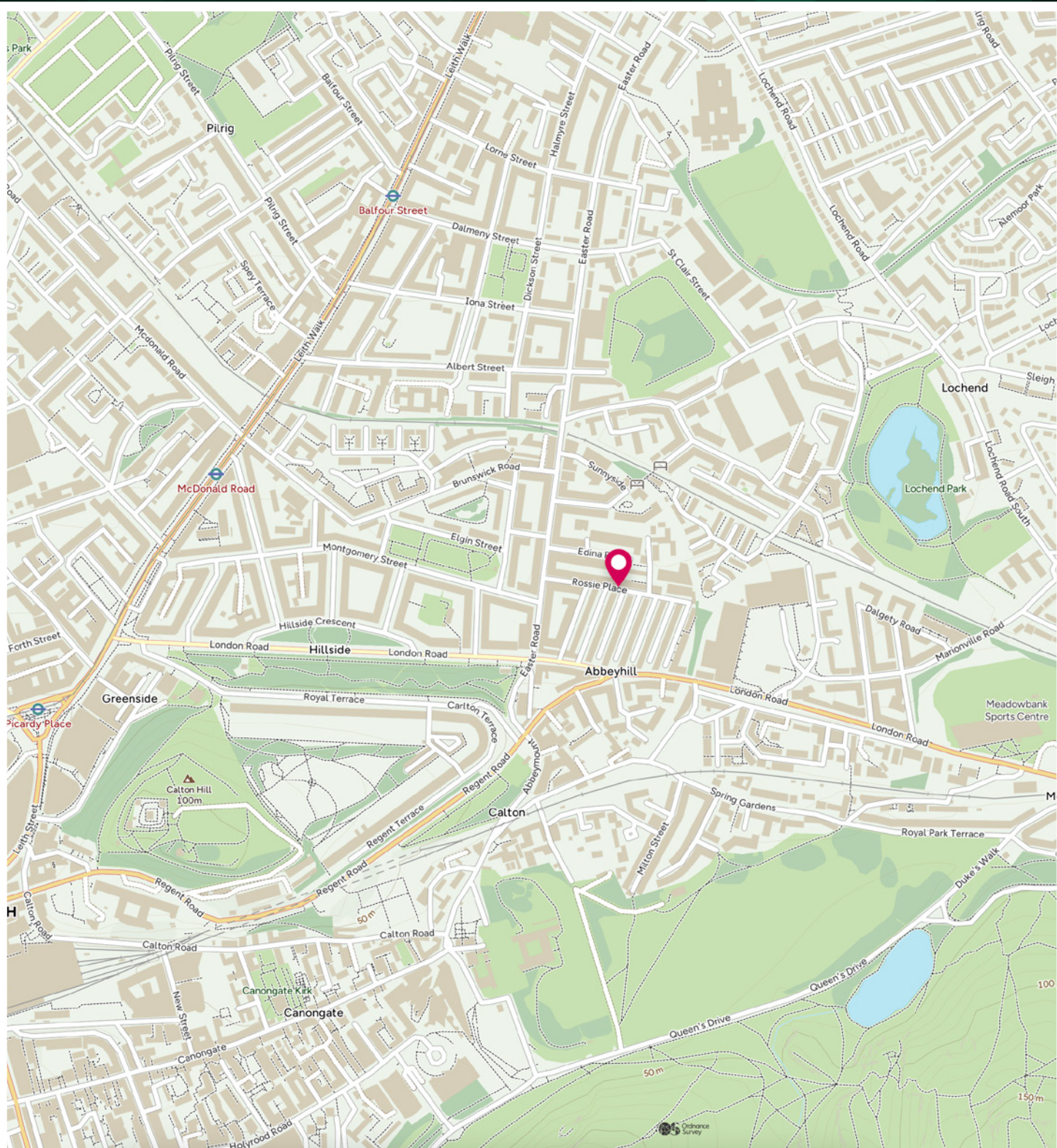


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

# McEwan Fraser Legal

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