



1 (1F2) Rosevale Terrace
LEITH LINKS | EDINBURGH | EH6 8AQ


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Located in the heart of the sought-after Leith Links area of Edinburgh, this charming first-floor flat epitomises traditional tenement living while incorporating modern comforts. The home boasts a bright and inviting sitting room, with ample natural light streaming in through large windows which offer a picturesque view of the surrounding area.

Adjacent to the sitting room is a quaint box room, perfect for setting up a home office or utilising as additional storage space. This versatile area adds functionality to the property, catering to the demands of modern living.

The property features a contemporary cream kitchen, fitted with well-appointed units that provide ample storage and workspace. Whether you're a culinary enthusiast or simply enjoy cooking, this kitchen offers the ideal setting to prepare meals with ease.

Offering comfortable accommodation, the flat comprises two double bedrooms. The master bedroom benefits from a desirable south-facing aspect, allowing for plenty of natural light throughout the day and offering views of the communal garden below. Completing the accommodation, the home features a modern shower room and a separate WC, adding convenience for residents and guests alike.

Overall, this two-bedroom flat seamlessly blends traditional charm with contemporary living, offering a comfortable and stylish retreat in one of Edinburgh's most popular neighbourhoods. In brief it comprises:

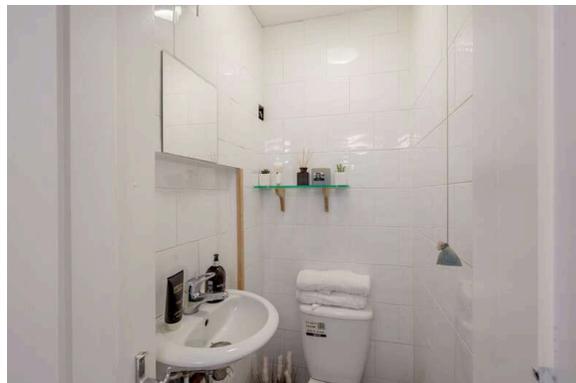
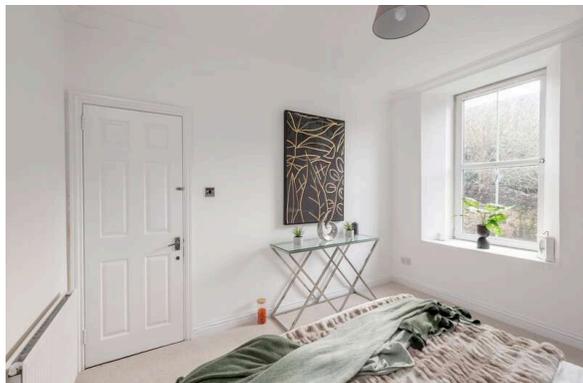
- Welcoming hall.
- Bright living room with box room.
- Separate, contemporary kitchen with cream units.
- Two double bedrooms.
- Modern shower and separate WC.
- Double glazing.
- On street parking and communal gardens.

PLEASE NOTE: THE SYSTEMS HAVE BEEN DRAINED DOWN. THE PROPERTY AND ALL EXTRAS INCLUDED IN THE SALE ARE SOLD UNTESTED AND UNWARRANTED

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



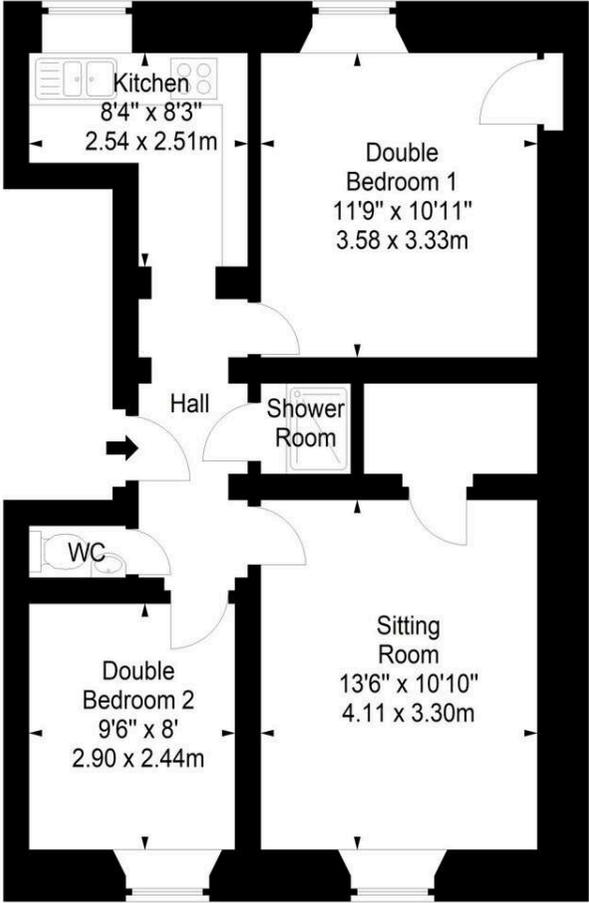
Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.



Rosevale Terrace,
Edinburgh,
Midlothian, EH6 8AQ



Approx. Gross Internal Area
551 Sq Ft - 51.19 Sq M
For identification only. Not to scale.
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First Floor