

15/18 Rossie Place

ABBAYHILL, EDINBURGH, EH7 5SE



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



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

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



THIS IMAGE HAS BEEN VIRTUALLY STAGED



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



THIS IMAGE HAS BEEN VIRTUALLY STAGED

THE BATHROOM



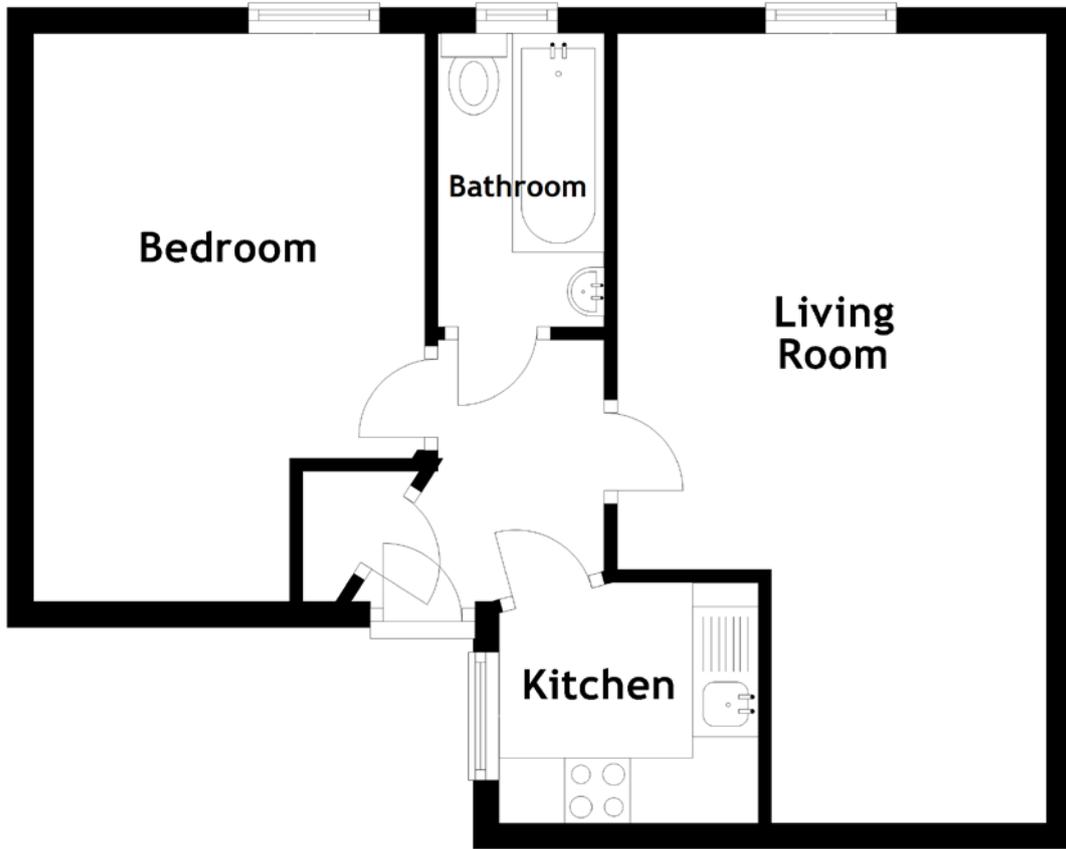
To the rear, the property also enjoys access to a communal garden.

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)

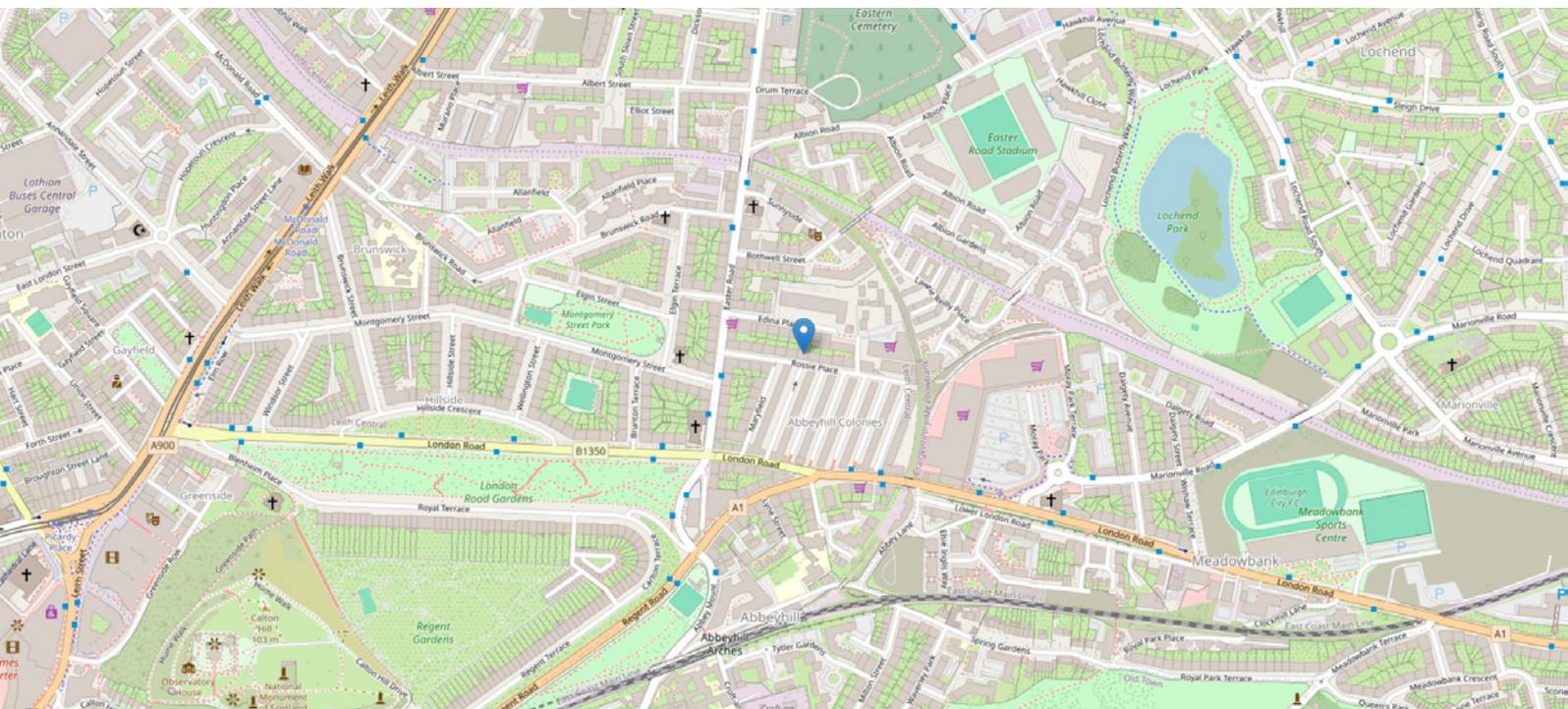
Living Room
Kitchen

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

Bathroom
Bedroom

2.25m (7'5") x 1.27m (4'2")
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 Craightinny, 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.