



Offers Over  
**£395,000**

## 6/1 Rocheid Park

Inverleith | Edinburgh | EH4 1RP

An elevated ground floor apartment, quietly located in a peaceful and well-established development within Edinburgh's prestigious Inverleith district. With private terrace, secure parking and well-proportioned three bedroom accommodation, this delightful home will suit a variety of purchasers and early viewing is recommended.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Secure Parking
-  Private terrace
-  EPC Rating – C
-  Council Tax Band - F



## Description

Whilst the property would now benefit from a degree of cosmetic modernisation, it presents an opportunity for buyers to stamp their own identity on the home. A shared hallway with secure entry system leads to the front door which opens to a generous hallway with an excellent provision of built-in storage. The spacious open plan reception room offers ample room for large scale living and dining furniture and enjoys an abundance of natural light with large windows and patio doors to a private terrace. Conveniently located off the dining area there is a good-sized modern kitchen with integrated appliances and breakfasting bar. The principal bedroom benefits from built-in wardrobes and storage and an en-suite shower room. There are two further double bedrooms, one currently in use as a home office, both with built-in wardrobes and a family bathroom with three piece suite and over-bath shower. Benefits on offer include gas central heating and full double glazing.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Some items of furniture are available to be included if desired.

## Gardens and Parking

The property benefits from a good-sized enclosed private terrace offering the ideal spot for al-fresco dining during the warmer months. Attractively landscaped communal grounds with mature trees and shrubbery surround the property and ample residents and visitors parking is provided, with an allocated secure space available in the basement carpark, accessed via remote control door.

## Factors

The building and grounds are maintained by Ross & Liddell Factors at a cost of approximately £200 per quarter annum. This covers stair cleaning, maintenance of the communal areas and landscaping of the communal grounds.

## Viewing

Please contact Neilsons on 0131 625 2222





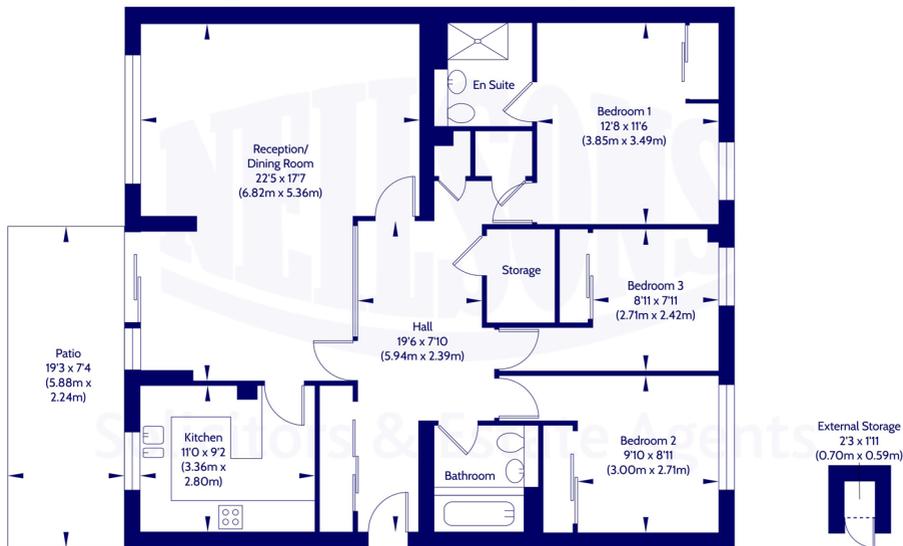
## Location

The leafy and desirable district of Inverleith is located just north of Edinburgh city centre, bordering the fashionable Stockbridge district, the Royal Botanic Gardens and Inverleith Park. A wealth of local shops and services can be found within easy reach of the property including Waitrose and Morrisons supermarkets along with a variety of highly regarded independent shops, cafes and restaurants in nearby Stockbridge and Golden Acre. Excellent local bus services provide swift access in and around the city and an abundance of recreational facilities are available locally including Westwoods and Ainsley Park swimming and leisure centres and many attractive walking and cycling routes.





Approx. Gross Internal Floor Area 107.97 Sq M / 1162 Sq Ft.



### Upper Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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