



17/2 ROSSIE PLACE, EDINBURGH EH7 5SD  
OFFERS OVER £145,000



MONARCH  
LEGAL





Quietly positioned in a peaceful cul-de-sac bordering the picturesque Abbeyhill Colonies, this is a bright and well-presented one-bedroom traditional apartment in move-in condition.

Located on the basement level of a secure sandstone tenement with a shared rear garden, the front door opens into an inviting carpeted hallway with neutral décor and eye-catching oak panel doors, leading to all accommodations. A light-filled and spacious living/dining room benefits from rear garden views and features built-in mirrored storage which adds to the feeling of openness. The fresh interior with a statement accent wall, shelved Edinburgh press, unique arch, and plush grey carpeting make it a most appealing room for entertaining friends or simply relaxing. Adjacent to this comfortable and homely space is the thoughtfully designed kitchen. Modern and well-proportioned it boasts attractive oak effect wall and floor units, stylish black brick effect splashback tiling and grey-speckled worktops. Integrated appliances include a gas hob and oven with room for freestanding additions.









Across the hall lies a sunny double bedroom with a large window peacefully overlooking the rear garden. A good-sized room there is space for freestanding furniture, and its pleasant interior design features a statement accent wall set against a crisp white décor and grey carpeting. Situated beside the bedroom is a separate WC with white tongue and groove panelling and a partially glazed door. Completing the property is a tiled white bathroom with washbasin and wall-mounted shower-over-bath. It also features unique built-in shelving, ideal for additional storage.

A store/utility room for the home is located in the communal hallway and is an excellent space for storing household items, bikes etc. The shared rear garden is well-kept with lawn and drying areas and makes for a welcome retreat, and there is free on-street parking to the front. Gas central heating and double glazing ensure a warm and efficient home throughout the year.









Moments from the city centre including the recently opened retail and entertainment destination St James Quarter, Abbeyhill is a highly popular residential area in Edinburgh. The property's fantastic location just off bustling Easter Road means it benefits from an array of cafés, retailers, bars, and restaurants. There is further excellent shopping available on nearby Leith Walk and at Meadowbank Retail Park with its Sainsbury's supermarket. Recreational opportunities include the new Meadowbank Sports Centre with multi-purpose gyms, running tracks, games halls and more, which is just over a ten-minute walk. The scenic expanse of Holyrood Park and Arthur's Seat are twenty minutes away on foot and are perfect for cycling, running, or walking. The Omni to the east end of London Road houses a multiplex VUE cinema and a variety of popular eateries including Cosmo, The Playfair and Boom Battle Bar. Superb transport links mean that regular bus services take you into the city centre in less than ten minutes. Waverley Station is easily reached and the tram extension at Elm Row will offer swift transport to Edinburgh International Airport in the summer of 2023.



### Get in touch



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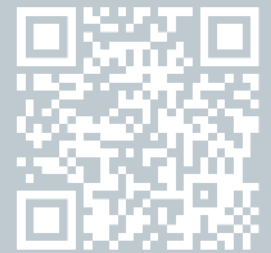


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### Video Tour



### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 473 SQ FT / 44 SQ M  
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