



27 3f2 Rossie Place, Edinburgh, EH7 5SD
Offers Over £170,000



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Two Bedroom Top Floor Flat on Rossie Place, Edinburgh - Ideal Renovation Opportunity.

This spacious 2-bedroom top floor flat, located on the highly sought-after Rossie Place in Edinburgh, offers excellent potential for those seeking a renovation project. In need of a full refurbishment, the property is a blank canvas, ready for the creative touch of its new owner.

The flat boasts a separate living room and kitchen, both of which offer ample space to be transformed into modern, functional areas. With a little imagination and investment, these rooms could become stylish, comfortable living spaces with stunning views over Edinburgh.

The two bedrooms provide room for customization, making it ideal for a growing family, professional couple, or investor looking to maximize its potential.



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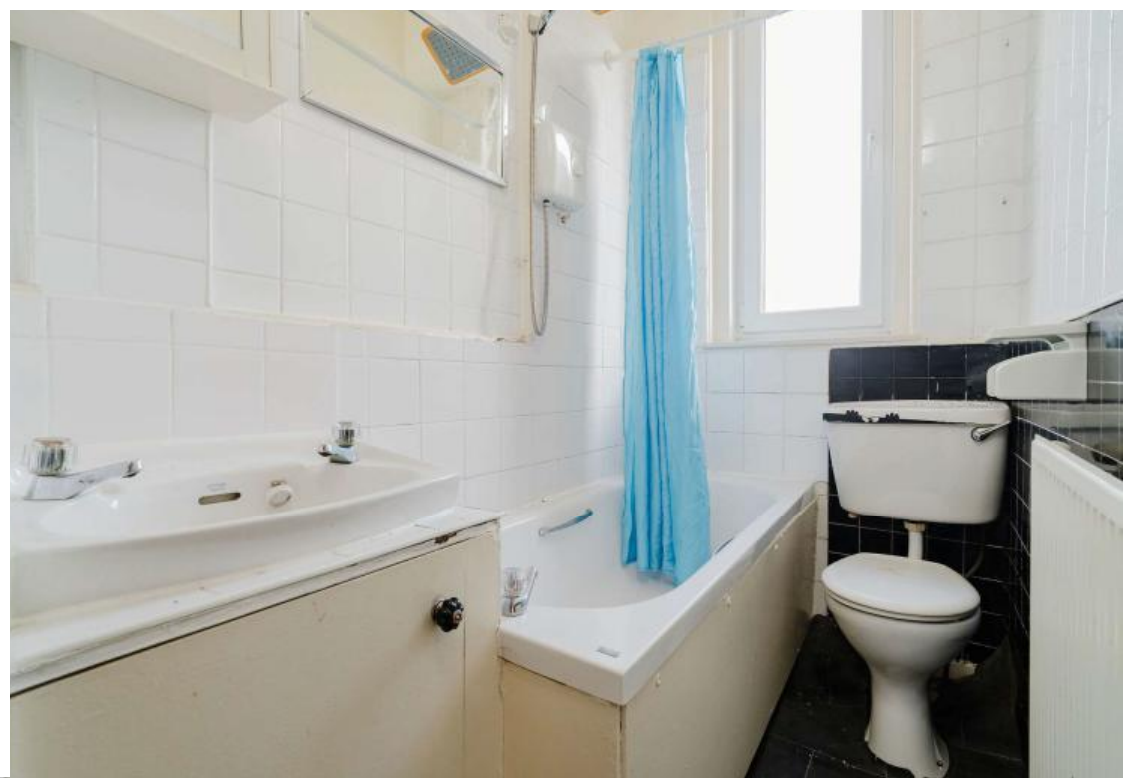
The flat's top-floor position adds an extra element of privacy and tranquillity, with natural light pouring in through the windows.

Despite its need for refurbishment, this flat offers fantastic value in a central location, just a short distance from the vibrant shops, restaurants, and cultural attractions of Edinburgh's city centre.

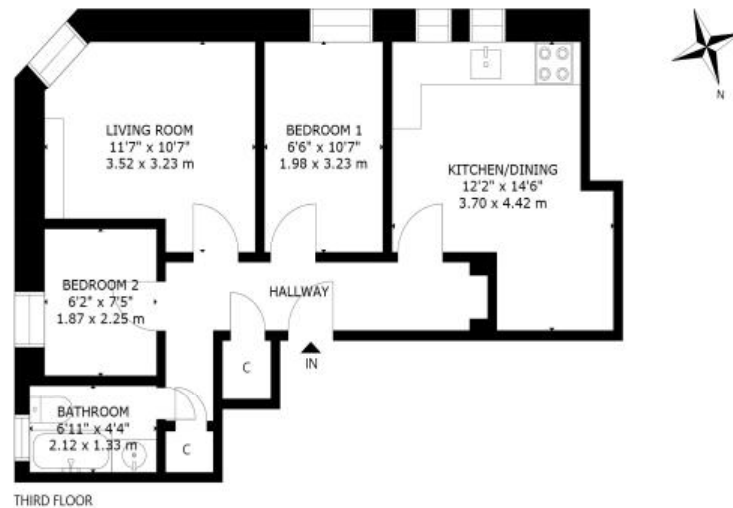
Rossie Place is also well-served by public transport, making commuting to other areas of the city and beyond easy and convenient.



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Leith is a vibrant and diverse district located just to the north of Edinburgh's city centre, with a rich history as the capital's historic port. Over the years, Leith has evolved into one of the city's most dynamic and sought-after areas, known for its eclectic blend of traditional charm and modern development. Historically a bustling maritime hub, Leith's waterfront along the Shore is still a key feature, with its cobbled streets, historic warehouses, and picturesque views of the docks. The area is now home to an array of trendy bars, restaurants, cafes, and galleries, offering a lively atmosphere that attracts both locals and visitors alike. The district has a strong cultural identity, with a thriving arts scene and regular events that celebrate its heritage and contemporary creative spirit. Leith also boasts a mix of architecture, from traditional tenements and historic buildings to modern apartments and converted warehouses, providing a variety of housing options. Its sense of community is reinforced by independent shops, local markets, and a growing number of businesses that reflect the area's modern, entrepreneurial energy. In addition to its vibrant social scene, Leith offers a selection of green spaces, including Leith Links and the nearby Water of Leith Walkway, perfect for outdoor activities. It is also well-served by public transport, making it easy to travel into the city centre or beyond. Overall, Leith is an area that celebrates its maritime heritage while embracing modernity, making it one of Edinburgh's most exciting and evolving neighbourhoods.



THIRD FLOOR

27, 3F2 ROSSIE PLACE, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 516 SQ FT / 48 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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