



33/1 Rossie Place, Edinburgh, EH7 5RX
Offers Over £180,000



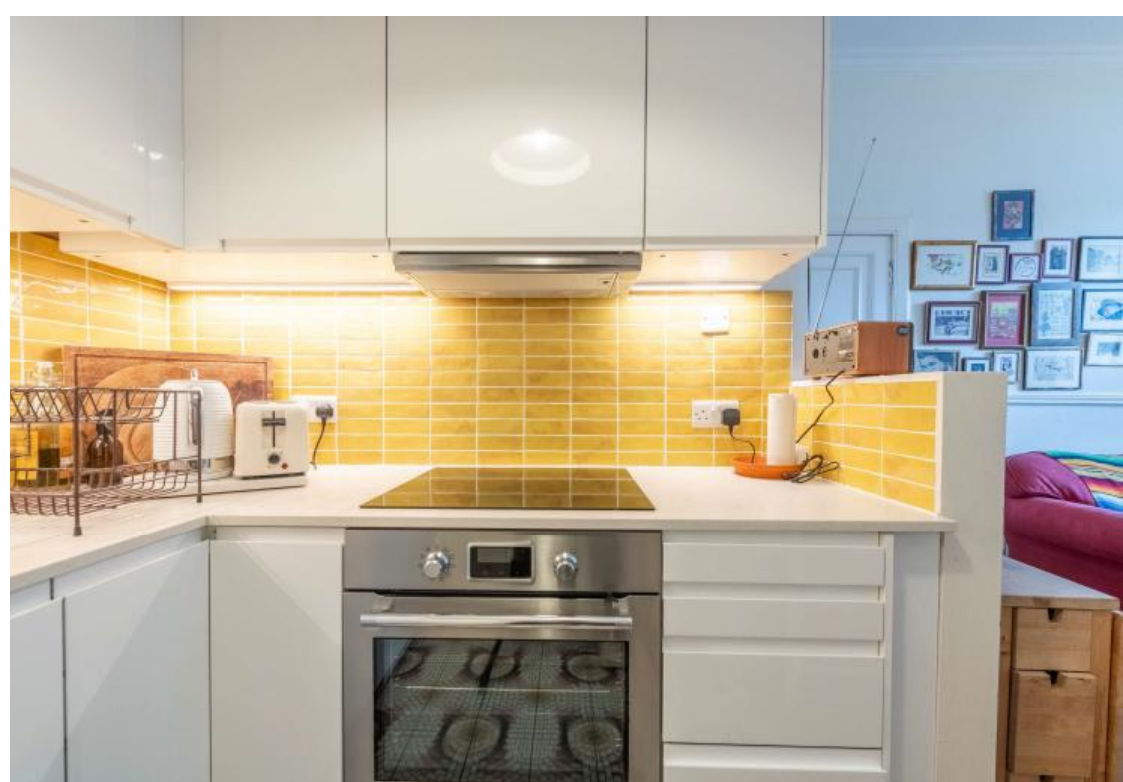
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This ground floor flat offers a well-proportioned and versatile living space ideal for a single professional, couple, or small family.

At the heart of the flat is a bright and sociable open-plan kitchen and living area, designed for modern living with space for cooking, dining, and lounging. Large windows allow natural light to fill the space, creating a warm and inviting atmosphere.







The property features one comfortable double bedroom and a smaller box room, which can be used flexibly as a home office, nursery, or storage area.

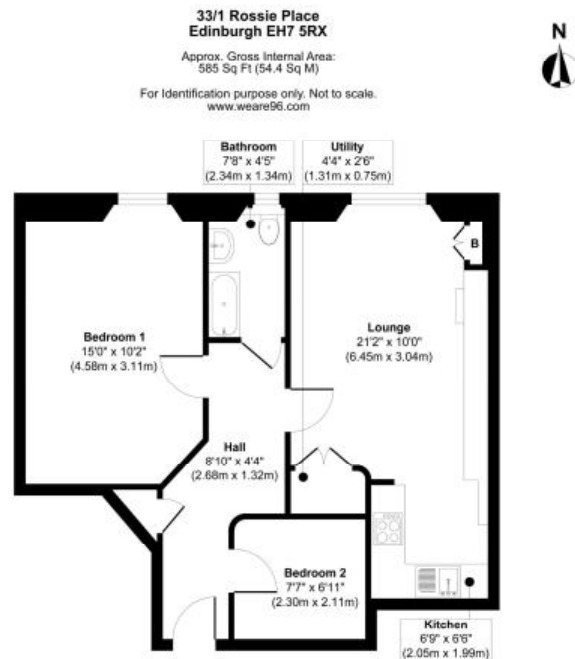


The bathroom is modern and functional, complete with a full-sized bath and an overhead shower, offering convenience for both quick showers and relaxing soaks.





The property also benefits from access to a well-maintained communal garden, perfect for enjoying sunny days or relaxing outdoors.



Rossie Place is a quiet, leafy street situated in the Abbeyhill area of Edinburgh, just east of the city centre. This central location offers a blend of residential tranquillity and urban convenience. The area is known for its charming tenement flats, many of which feature traditional elements like high ceilings and original woodwork. Residents enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants along Easter Road and nearby Meadowbank Retail Park. For outdoor enthusiasts, the expansive green spaces of Holyrood Park, Calton Hill, and Arthur's Seat are within walking distance, providing ample opportunities for walking, cycling, and recreation. Public transportation is readily available, with frequent bus services and tram connections facilitating convenient travel to other parts of the city and beyond. Overall, Rossie Place offers a peaceful yet well-connected setting, ideal for those seeking a balance between city living and access to nature.

Get in touch



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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.