



1/10 Rossie Place, Edinburgh, EH7 5SF

Bright, Tastefully Presented & Flexible, One-Bedroom, Third-Floor Flat

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Property Description

Bright, tastefully-presented and flexible, south-facing, one-bedroom, third-floor flat, forming part of a period traditional stone tenement. Located in a quiet street in Edinburgh's Easter Road area, northeast of the city centre.

Comprises an entrance hallway, a living room, a dining/kitchen, a double bedroom, a box room, and a bathroom.

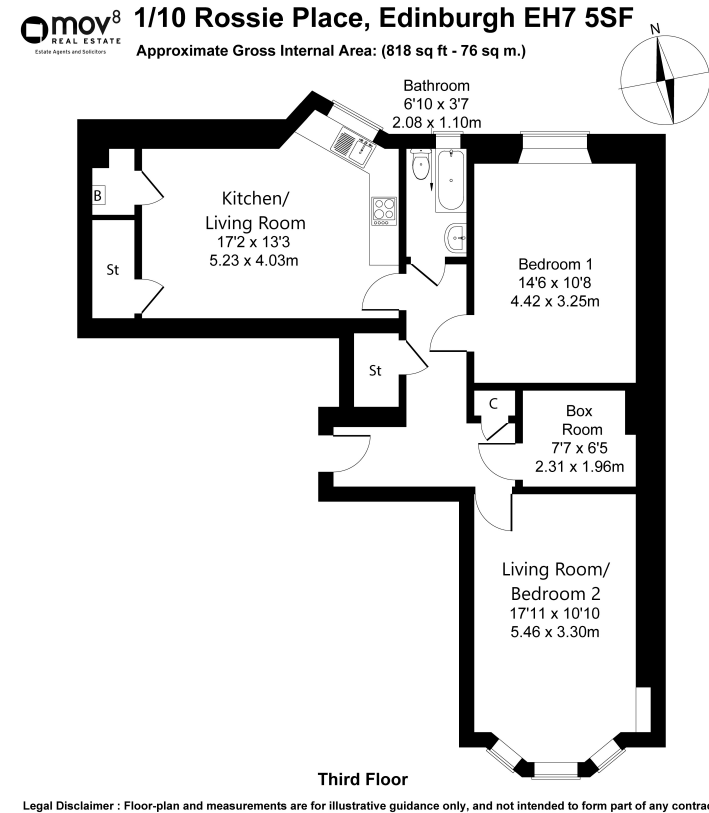
This flexible property offers a one-bed/two-public-room or a two-bed/one-public configuration.

Highlights include tall ceilings, period cornice work, varnished original wood flooring, a bay window, and a stylish bathroom. Additional features include a contemporary fitted kitchen with appliances, gas central heating, modern double glazing and a secured entry system.

Conveniently placed, with good transport links and plenty of amenities, the property also offers a shared garden and residential permit parking.

A welcoming hallway provides access throughout, with a built-in storage cupboard and a secured entry handset. A south-facing living room, which could also be used as a bedroom, features a bay window, ornate cornice work, a ceiling rose, and a gas fireplace with a period surround. To the rear, a spacious dining kitchen offers ample room for lounge and dining furniture, a walk-in store, and fitted units with stone-effect worktops, a tiled splashback, a fridge/freezer, a washing machine, and a cooker unit.

A generous double bedroom is set to the rear and includes period cornice work and a central light fixture. A versatile box room provides a flexible space for a home office, bespoke storage, or a guest bedroom. Completing the accommodation, the modern bathroom is fitted with a contemporary suite, a mains shower over the bath, and a ladder-style radiator.



Area Description





Located in the sought-after Easter Road area, this home enjoys excellent local amenities and transport links. This high amenity area has extensive local convenience and specialist shopping nearby, and a rich variety of local artisan shops, delicatessens and coffee shops, as well as including the Meadowbank Shopping Park with a Sainsbury's superstore. Highly frequent public transport is available on London Road, Easter Road and Elm Row, including 24-hour buses, with the new tram route from Edinburgh Airport to Newhaven now operating. Edinburgh's Royal Mile, Princes Street,

the Scottish Parliament, and the Old Town are all accessible by foot, as is the Omni Centre which has a variety of bars and restaurants, as well as a fitness centre and a multi-screen cinema; whilst the newly redeveloped St James Quarter offers a wide range of retail shops and further restaurants and bars. Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation, while the recently completed state-of-the-art Meadowbank Sports Centre is within close proximity, providing a range of sports facilities.





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