

COULTERS<sup>©</sup>

# 7/5 ROSEVALE TERRACE

LEITH LINKS, EDINBURGH, EH6 8AR

 1 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Nestled on the edge of Leith Links, this beautifully presented top-floor flat offers a perfect blend of comfort and convenience. The property features a spacious double bedroom with stunning views over the surrounding area. The bright and airy living room, along with the kitchen with fantastic dining space, makes this flat an ideal space for relaxing or entertaining.

## KEY FEATURES



Well presented top floor flat.



One double bedroom with great views.



On the edge of Leith Links.



On street permit parking.



Within a short walk of The Shore.



Excellent local amenities nearby.

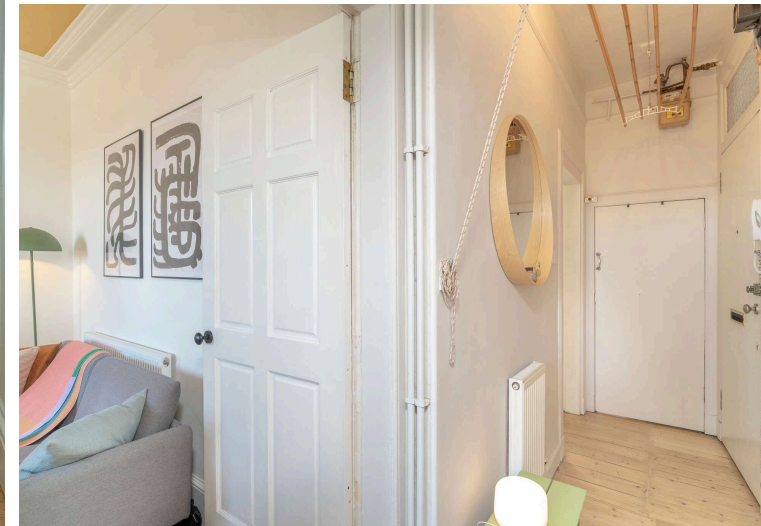


EPC Rating - D



Council Tax Band - B





The flat also benefits from a partially tiled bathroom with overhead shower and separate toilet with sink. Externally, residents enjoy access to a shared garden, and on-street permit parking is available for added convenience.

Located just a short stroll from The Shore, this property offers easy access to local amenities, including cafes, restaurants, and shops, making it perfect for those seeking a vibrant yet peaceful lifestyle.

With excellent transport links and the popular Leith Links Park on your doorstep, this one-bedroom flat offers an excellent opportunity for first-time buyers or investors.



## THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

## EXTRAS

Light fittings (excluding dining lampshade), fitted flooring and integrated kitchen appliances are included in the sale price.

**HOME REPORT VALUATION: £195,000**



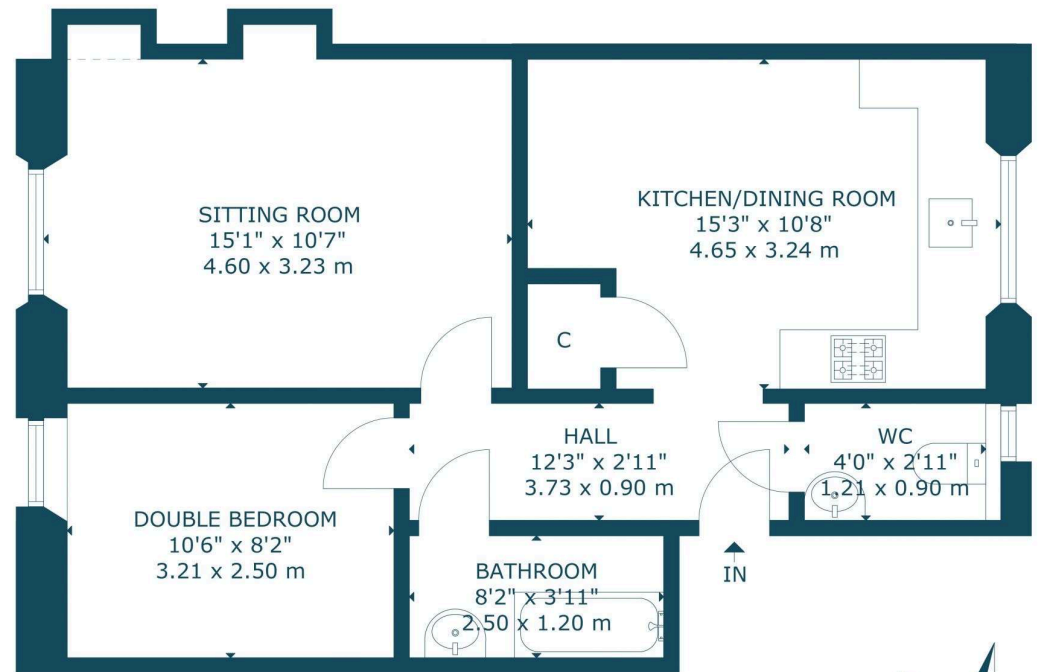
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



SECOND FLOOR

7/5 ROSEVALE TERRACE, LEITH LINKS, EDINBURGH, EH6 8AR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 541 SQ FT / 50 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.