



17 Rosevale Place,
Edinburgh, EH6 8AP



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Located in the highly popular Leith Links colonies is this most attractive main door lower colony flat with original features and exclusive garden. With gas central heating and sash and case double glazing, the property would make an excellent first time buy or downsize for those looking for a property on the one level.

The bright and airy accommodation includes an entrance vestibule and hall with storage cupboard and boxroom/large walk-in storage cupboard. The spacious lounge has bay window to the rear, ceiling rose, cornicing, shelved alcove and feature fireplace. The kitchen has window overlooking the front garden, space for dining and is fitted with a range of modern grey base and wall units with the induction hob, oven and grill, dishwasher and washer/drier to remain. The good sized double bedroom has a window to the rear. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

Externally there is an exclusive garden to the front which is mainly lawn with the garden shed to remain. There is also ample free on-street parking.

Internal viewing is essential to fully appreciate this lovely home.

Area Description

Leith Links is a very popular area with excellent access to the city centre and The Shore. Leith Links park is a short walk from the property with a play park, tennis courts and links to cycle links. There is a range of local amenities with supermarkets and shops close by with bars and restaurants in the fashionable The Shore area.



Accommodation

Lounge:	5.16m x 3.35m (16'11" x 11')
Dining Kitchen:	3.89m x 3.35m (12'9" x 11')
Bedroom:	3.63m x 2.92m (11'11" x 9'7")
Bathroom:	2.84m x 1.32m (9'4" x 4'4")
Boxroom/Walk-in Cupboard:	1.5m x 2.13m (4'11" x 7')



Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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