



9/3 Rosevale Terrace
Edinburgh
EH6 8AR



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1st Floor Flat



accommodation

- Entrance hall
- Sitting room / bedroom
- Kitchen / dining room / sitting room
- Double bedroom
- Bathroom

features

- Wooden flooring
- Wood burner
- Gas central heating
- Double glazing
- Security entry phone
- South facing communal garden

description

Set just off the leafy expanse of Leith Links, this beautifully modernised first-floor flat overlooks the charming and tight-knit "Colonies" community. Turnkey-ready and tastefully updated throughout, the home combines modern comfort with timeless character, offering versatile living space that easily adapts as a one or two-bedroom layout.

Step into the welcoming entrance hall, featuring warm wooden flooring and two expansive walk-in storage cupboards, a light-filled front sitting room complete with built-in bookcases and a cozy wood-burning stove set against an exposed brick fireplace. The spacious open-plan kitchen and dining area serves as a fantastic social hub, featuring a charming window seat, a walk-in pantry housing the fridge-freezer, and an additional press cupboard housing the boiler.



EPC:
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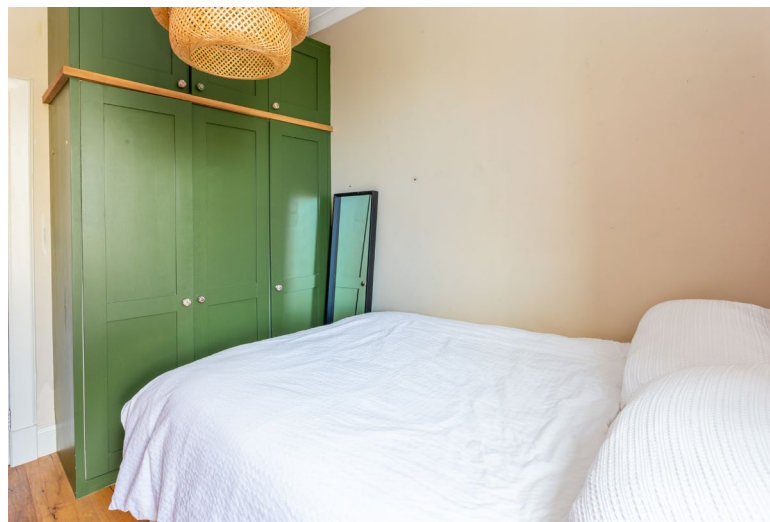
Home Report
Value: £220,000

The tranquil double bedroom boasts bespoke fitted wardrobes, while the stylish bathroom features classic Metro tiling, a feature, colourful circular wash hand basin, and a bath with thermostatic rain shower both with feature antique brass fixtures. Outside, residents enjoy a sunny, south-facing communal garden filled with mature planting.

Items to be included in the sale price:

Fitted flooring, blinds, ceiling (and wall) light fittings, kitchen appliances (washing machine, fridge, freezer and cooker)

The property benefits from gas central heating, double glazing, a security entry phone and offers an exceptional first time buyer home offered for sale in move in condition, which must be viewed to be fully appreciated.



Rosevale Terrace
TOTAL FLOOR AREA: 51.3 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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