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Offers Over

£199,995

1/4 Rosevale Terrace

Leith Links | Edinburgh | EH6 8AQ

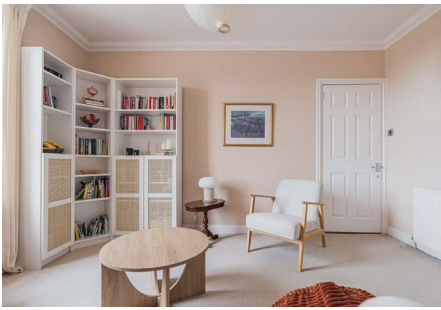
An excellent opportunity has arisen to acquire this attractive and well-presented first-floor flat, forming part of a traditional tenement in the highly desirable residential area of Leith Links. Enjoying a peaceful setting close to the beautiful open green spaces of Leith Links, the property is ideally placed for easy access to the city centre and benefits from an excellent range of local amenities and convenient transport links nearby.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Communal Garden
- EPC Rating – D
- Council Tax Band - A



Description

The accommodation comprises a welcoming entrance hallway with access to a small loft space, a bright and airy reception room incorporating a useful box room/study area, and a fitted kitchen with a range of base and wall-mounted units with appliances. There are two well-proportioned bedrooms, including a generous principal double bedroom, together with a shower room and separate WC. Further benefits include double glazing.





Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and integrated washing machine.

Gardens & Parking

There is a communal garden located to the rear of the building and for the car owner, unrestricted on-street parking is available within the side streets.

Viewing

By appointment through Neilsons (0131 625 2222).







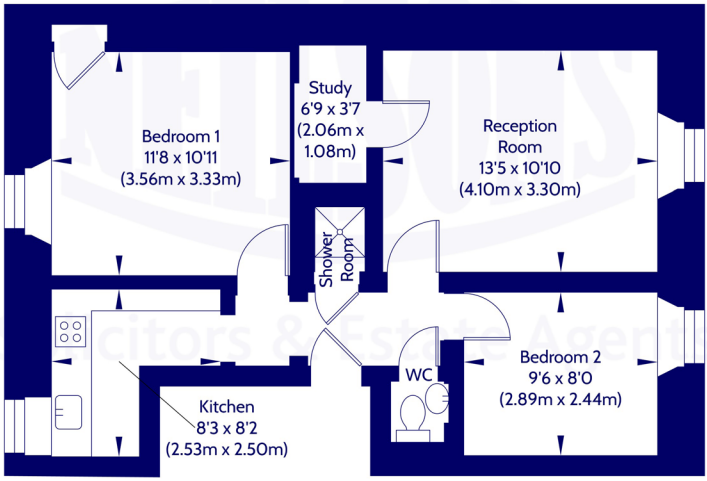


Location

Situated to the east of Edinburgh's City Centre, the highly desirable Leith Links area is renowned for its expansive open parkland and vibrant community atmosphere. Excellent local amenities are within easy walking distance, including a Tesco supermarket and a variety of independent shops. The vibrant Shore area, around a mile away, offers an superb selection of restaurants, cafés and bars, while Ocean Terminal provides further retail and leisure facilities, including a cinema, gym, spa and the Royal Yacht Britannia. The area is particularly well connected, with a nearby tram stop just a short walk away providing direct access to the City Centre and Edinburgh Airport. Frequent bus services also operate locally, and there is convenient access to major road links including the A1, City Bypass and routes to Portobello. Leisure facilities are plentiful, with Leith Links, Leith Victoria Swim Centre and the Water of Leith Walkway all close by.

Approx. Gross Internal Floor Area 51 Sq M / 553 Sq Ft.

1st Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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