NEILSONS

Solicitors & Estate Agents



Offers Over

£150,000

11/5 Rossie Place

Easter Road | Edinburgh | EH7 5SE

An excellent opportunity has arisen to purchase this traditional Edinburgh flat, pleasantly situated within a convenient residential location at Rossie Place. Offering well-proportioned accommodation, the property presents an exciting opportunity for buyers looking to undertake a programme of refurbishment and create a home tailored to their own tastes and requirements.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- On Street Permit Parking
- Communal Rear Gardens
- EPC Rating – E
- Council Tax Band - B



Description





The property is accessed via an entrance hallway, providing access to the principal accommodation and offering a practical introduction to the home. The reception room is a well-proportioned space, enjoying a pleasant front-facing aspect and benefiting from fitted carpeting and a traditional gas fire. The room retains attractive high ceilings, adding to the sense of space, and offers ample potential for a variety of lounge furnishings. The reception room also provides access to the adjoining kitchen, which is arranged in a semi-open-plan style. The kitchen is fitted with a range of wall and base units, providing useful storage and preparation space. There is provision for freestanding white goods, with the layout incorporating a semi-open-plan arrangement to the reception room. The kitchen offers an excellent opportunity for prospective purchasers to redesign and modernise the space to suit their own requirements. The double bedroom enjoys a front-facing aspect and benefits from fitted carpeting and attractive high ceilings. Generously proportioned, the room offers ample space for a range of bedroom furnishings and provides further potential for modernisation. The property further benefits from a useful box room, offering flexibility for a variety of purposes. This additional space would be ideally suited for use as a home office, study or occasional storage area. Completing the accommodation is a three-piece bathroom suite, comprising a WC, wash hand basin and bath with an electric shower fitted over.

Extras

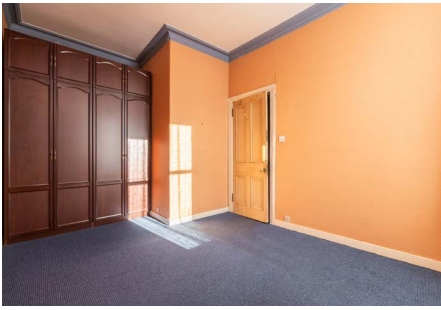
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

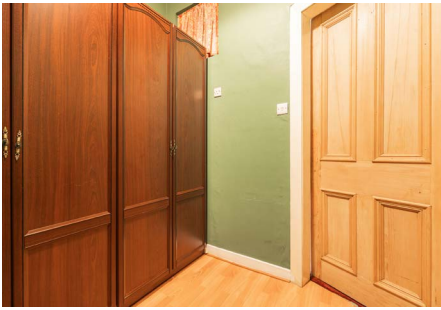
Gardens & Parking

To the rear is a communal garden and for the car owner is on street zoned permit parking

Viewing

By appointment through Neilsons (0131 625 2222).









Location

Rossie Place is situated within an established residential area of Edinburgh, offering convenient access to a wide range of local amenities and transport connections. The surrounding area is particularly popular with those seeking a well-connected city location, with a variety of everyday facilities close at hand.

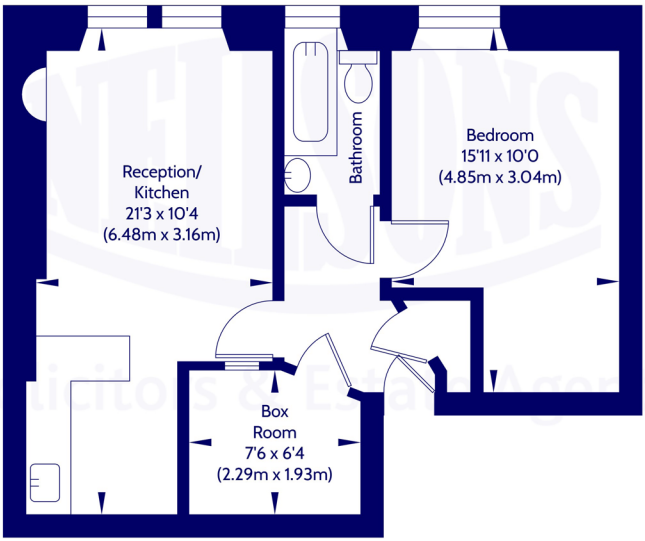




The nearby Easter Road and Leith Walk areas provide an excellent selection of independent shops, supermarkets, cafés, restaurants and traditional public houses. Further shopping and leisure facilities can be found at Meadowbank Retail Park, while the vibrant Shore area of Leith offers an excellent choice of restaurants and waterfront attractions. The property is also conveniently positioned for access to Edinburgh city centre, where an extensive range of shopping, leisure and cultural attractions can be found. Princes Street, St James Quarter and the city's historic Old Town are all accessible by public transport. For outdoor recreation, the nearby Holyrood Park and Arthur's Seat provide an attractive setting for walking, running and enjoying the outdoors. Meadowbank Sports Centre also offers a range of sporting and fitness facilities. The area benefits from regular bus services providing connections throughout Edinburgh, while nearby tram stops offer further convenient links towards the city centre, Haymarket and Edinburgh Airport. Waverley railway station is also readily accessible. Overall, the location offers an appealing combination of local amenities, recreational facilities and convenient access to the wider city.

Approx. Gross Internal Floor Area 44 Sq M / 470 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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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For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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