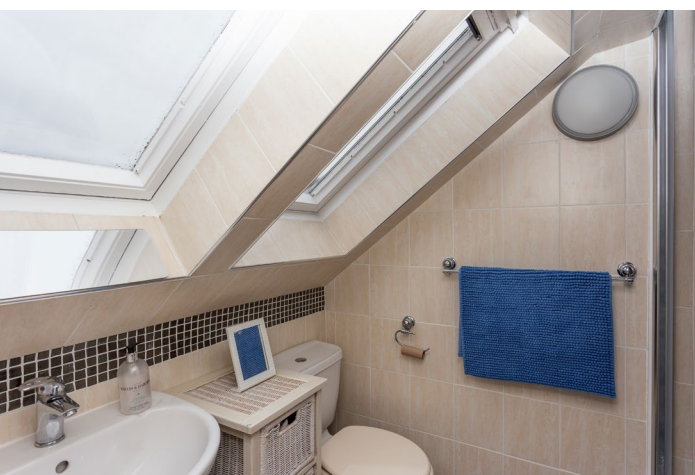




19/3 Rosevale Place
Edinburgh
EH6 8AP



Second Floor Flat



accommodation

- Entrance hall
- Sitting room open plan
- Fitted kitchen
- Double bedroom
- Shower room
- Shared garden

features

- Some sanded floors
- Neutral decor
- Gas central heating
- Double glazing
- Quiet location

description

Perfect first time buyer or buy to let opportunity in the highly sought after Leith Links Colonies, just a short walk from the large green space of Leith Links. There are excellent public transport links from Hermitage Place, allowing travel across the City and the tram stops on Constitution Street or at the foot of Leith Walk are within walking distance. The accommodation comprises entrance hall, sitting room with dormer window to the front open plan to the fitted kitchen with a range of base units, cooker and space for a washing machine and two velux windows providing natural light. The double bedroom is located to the rear and a dormer window provides an abundance of natural daylight, ample space for wardrobes and a cupboard housing the boiler. The shower room has tiled walls, a white two piece suite, an electric shower fitting and two velux windows to the rear. There is a shared garden to the front and unrestricted on street parking. Overall early viewing is highly recommended.



EPC:
D



Home Report
Value: £140,000

This is an ideal starter flat that offers excellent potential to create a cosy first home.

Items to be included:

Cooker, fridge/freezer, washing machine, ceiling and wall lights and curtains.



Second Floor
30.9 sq.m. approx.

