SPACIOUS ONE BEDROOM BASEMENT FLAT WITH BOXROOM POPULAR CENTRAL LOCATION

• ENTRANCE HALLWAY
• LOUNGE
• KITCHEN
• BEDROOM
• BATHROOM
• BOXROOM
• DOUBLE GLAZING
• GAS CENTRAL HEATING

VIEWING:
TELEPHONE GSB PROPERTIES
01620 825368

LOCATION
Abbey-Hill is one of the oldest parts of the city, and therefore is a highly desirable location with Holyrood Park to the South, Leith to the North and Waverley Station to the West.

Rossie Place is ideal for First Time Buyers seeking a residential property which also offers solid investment prospects. It is conveniently placed for both Waverley Station and the City Centre with regular bus services providing access to most parts of the City. Within the immediate area there are a wide range of local shops and supermarkets catering for everyday requirements. A range of pubs, restaurants, and leisure facilities can also be found close by.

DESCRIPTION
Spacious basement flat set in this traditional Victorian tenement. Property comprises of an Entrance hallway, Open plan lounge with window to rear; fitted kitchen, Double Bedroom, Bathroom and box room. The property benefits from gas central heating and double glazing. This would make an ideal first time but or buy-to-let opportunity.

SPECIFICATION
Entrance Hallway
Lounge 4.15m x 2.63m (13’7 x 8’8)
Kitchen 1.91m x 1.90m (6’3 x 6’3)
Bedroom 4.20m x 3.12m (13’9 x 10’3)
Bathroom 2.05m x 1.71m (6’9 x 5’7)

EXTRAS
All floor coverings and light fittings.

NOTES
Please be advised that during the process of taking on this property it was brought to our attention that the boxroom and cupboard in hallway had high damp readings. The owner has had the work to amend this carried out on 27/5/14 by Wise Property Care. Copies of this report can be requested.

COUNCIL TAX BAND
A

ENERGY RATING
E

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HOUSE SALES
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties’ comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.