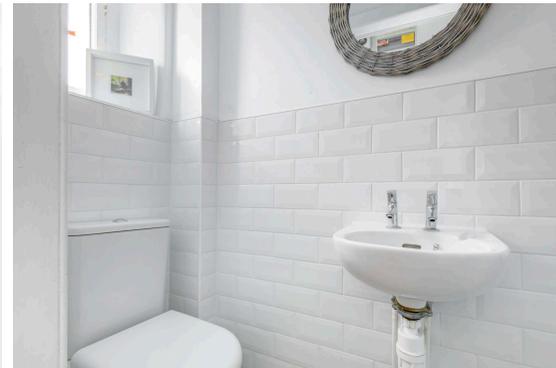


**19 Rosebank Cottages
Edinburgh EH3 8DA**

Offers Over £290,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Large double bedroom with built in wardrobes
- Shower room fitted with two-piece suite and electric shower
- Electric heating
- Private front garden laid to lawn
- On-street permit parking

Council Tax Band: D
Tenure: Freehold
Shared Ownership: No



Upper Flat

Blair Cadell is delighted to present this stunning upper colony flat in the highly sought-after Haymarket area. Beautifully presented throughout and boasting superb local amenities, this turn-key property is ready to move into and will appeal to a wide range of buyers.

The accommodation comprises a bright and spacious west-facing living/dining area, perfect for entertaining family and friends, with an abundance of natural light. The newly fitted modern kitchen features stylish floor and wall-mounted units, an induction hob, an electric oven, and integrated appliances included in the sale. The generous double bedroom benefits from built-in wardrobes, providing ample storage. A contemporary shower room is fitted with a sleek two-piece suite and an electric shower. Additional features include electric storage heating throughout, attic access offering further storage, and a private front garden with a useful garden shed and lawn—ideal for enjoying a morning coffee. Residents' permit parking is also readily available.

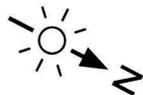
Rosebank Cottages is located to the west of the city centre which can be easily accessed by a frequent public transport services that runs close by including the bus and tram. For the commuter Haymarket Station is a two minute walk away and there is also swift access to the west and the central motorway network via the A8 and it is ideally place for the new office development at Haymarket. The area has a wide variety of shopping facilities that include a Sainsbury's, Lidl and Aldi stores and a wide variety of specialist shops in Gorgie and Dalry along with the city centre high street just a short walk away. Recreational facilities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park plus a host of popular cafes, bars and restaurants in the city centre perfect for a night out with loved ones.

Viewing by appointment on 0131 337 1800

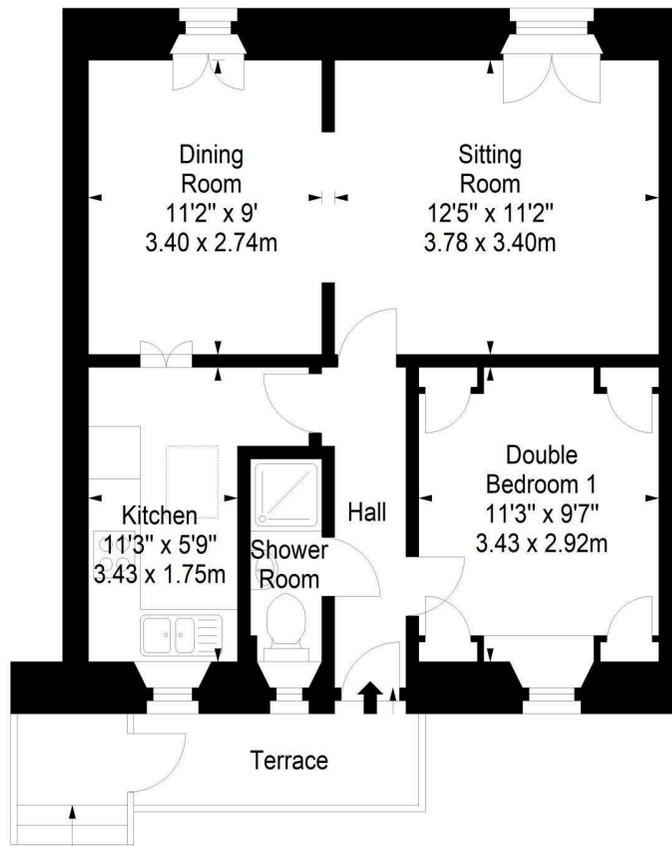




**Rosebank Cottages,
Edinburgh,
Midlothian, EH3 8DA**



Approx. Gross Internal Area
518 Sq Ft - 48.12 Sq M
For identification only. Not to scale.
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First Floor



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