

**£2,000 BELOW  
HOME REPORT VALUATION**

**NEILSONS**



**77 Rosemount Buildings, Off Gardners Crescent,  
Haymarket, Edinburgh, EH3 8DD**

**FIXED PRICE £158,000**



## PROPERTY DESCRIPTION

A rare opportunity has arisen to purchase this 2 bedroom first floor flat, forming part of a B-listed Victorian building, completely renovated in 1979 enjoying a central courtyard garden with private resident's parking.

Rosemount Buildings is well placed to take advantage of city living with excellent amenities and facilities on Morrison Street with Haymarket, the fashionable West End, Tollcross and the renowned Princes Street all a short walk from the property.

The light and airy accommodation, which would now benefit from some modernisation and upgrading, would make an excellent purchase for the first time buyer/couple seeking an excellent home in a great location, with early viewing highly recommended.

Benefiting from a gas central heating system with combination boiler, the property comprises entrance hall, attractive lounge with feature fireplace and large cupboard off, kitchen, two good-sized bedrooms and shower room.

## LOCATION

Rosemount Buildings is located off Rosemount Cottages, which in turn is accessed via Gardners Crescent in the sought after high amenity area of Haymarket. Lothian Road the Edinburgh's new Financial District and Haymarket train station are situated only a short walk from the property. Fountain Park Leisure complex is on hand with a host of facilities including a cinema and fitness centre. There are regular public transport services which travel to the City Centre and many surrounding areas. There are good restaurants, bars and bistros to be found within walking distance of the property and is situated close to the Meadows, Art College and Edinburgh University.

## ACCOMMODATION

*(all measurements are approximate and generally taken from widest points)*

### ENTRANCE HALL

Entered via a solid wood door into the hallway. High level electric meter and fuses. Storage cupboard. Laminate flooring. Doors to all rooms.

### LOUNGE (15'1" x 12'8") (4.16m x 3.86m)

This most attractive, well proportioned public room is located with two patio doors to front and side leading to the decorative balconies. Feature fireplace housing the electric fire. Walk-in cupboard providing excellent storage facilities. TV and power points. Laminate flooring.

### KITCHEN (8'3" x 7'11) (2.54m x 2.41m)

The kitchen, which is now in need of modernisation, is located with window to side and comprises base and wall mounted units with stainless steel sink unit and drainer. Tiled splashback. Wall mounted central heating boiler. The gas cooker and fridge freezer shall be included, although no warranty will be given. Plumbing for automatic washing machine. Concealed gas meter. Power points. Vinyl flooring.

### BEDROOM 1 (12'3" x 10'4") (3.75m x 3.16m)

A good sized double bedroom with window to rear enjoying partial leafy aspect over the communal courtyard. Two storage cupboards, one housing water tank. Power points. Carpeted flooring.

### BEDROOM 2 (11'9" x 7'4") (3.59m x 2.24m)

The second bedroom which is again of good proportions, is located with window to side. Power points. Carpeted flooring.

## **SHOWER ROOM**

Comprising white three piece suite including WC, wash hand basin and shower tray with Mira shower over, curtain and rail and tiled splashback. Extractor hood. Vinyl floor covering.

## **EXTRAS**

All the fitted floor coverings, curtains and blinds are included in the sale together with the gas cooker and fridge freezer.

## **GARDENS AND PARKING**

There is an attractive, well maintained communal central courtyard/garden with drying area, available to all 96 residents. For the car owner, resident's permit parking is available within the grounds.

## **FACTORING AGENTS**

There is a quarterly factoring fee payable to Dunedin Canmore of approximately £25 for the upkeep of the communal garden grounds, stair lighting and cleaning together with the block buildings insurance and car parking.

## **VIEWING**

Sunday 2-4pm or by appointment telephone Neilsons Property Department (0131 625 2222).



## **OFFERS:**

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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.