



5 (1F2) ROTHESAY TERRACE

West End, Edinburgh, EH3 7RY



Immaculately presented and impressive 3 bedroom drawing room flat

Entrance hall ♦ Impressive drawing room
Breakfasting kitchen ♦ Generous master bedroom
with en suite bathroom ♦ 2 further double bedrooms
(1 en suite shower room) ♦ Resident's Permit
Parking on application ♦ EPC Rating = D

LOCATION

Rothesay Terrace is centrally located in Edinburgh's handsome West End. The property is within walking distance of Haymarket Station and there are plenty of bars and restaurants nearby. Local shopping is available on Shandwick Place and Queensferry Street whilst George Street caters for a wider variety of shops from both local and international retailers. The delightful Rothesay Place Gardens as situated close by and residents can apply for access on payment of a modest annual fee. The nearby Edinburgh tram runs to the Edinburgh Airport and the east end of the city. The property is well located for access to a range of schools, and is within easy reach of Erskine Stewart's Melville Schools, St. George's School for Girls, Fettes College and The Edinburgh Academy.





DESCRIPTION

5 (1F2) Rothesay Terrace is an immaculately presented and impressive first floor drawing room flat offering spacious, bright and flexible accommodation. The property retains much of its original charm with a range of fine period features including the pine floors, bay windows and wonderful plasterwork, yet caters perfectly for modern living with a well appointed kitchen and beautifully finished bathrooms. The drawing room is a particular feature of the property, and is complemented by 3 generous bedrooms, one of which is currently utilised as a home office. Two of the bedrooms have en suite facilities, while additionally there is a guest WC adjacent to the kitchen. The northerly views from the breakfasting kitchen over Dean Village towards Belgrave Crescent are stunning, making this a superb home.

Fixtures & Fittings: All fitted floor coverings, light fittings, white goods and curtains, excluding the curtains in bedroom 2, are included in the sale.

Listing: The property is Category B listed and lies within the New Town Conservation Area.

Home Report & Energy Performance: A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with Savills 0131 247 3770.

Possession: To be by mutual agreement.

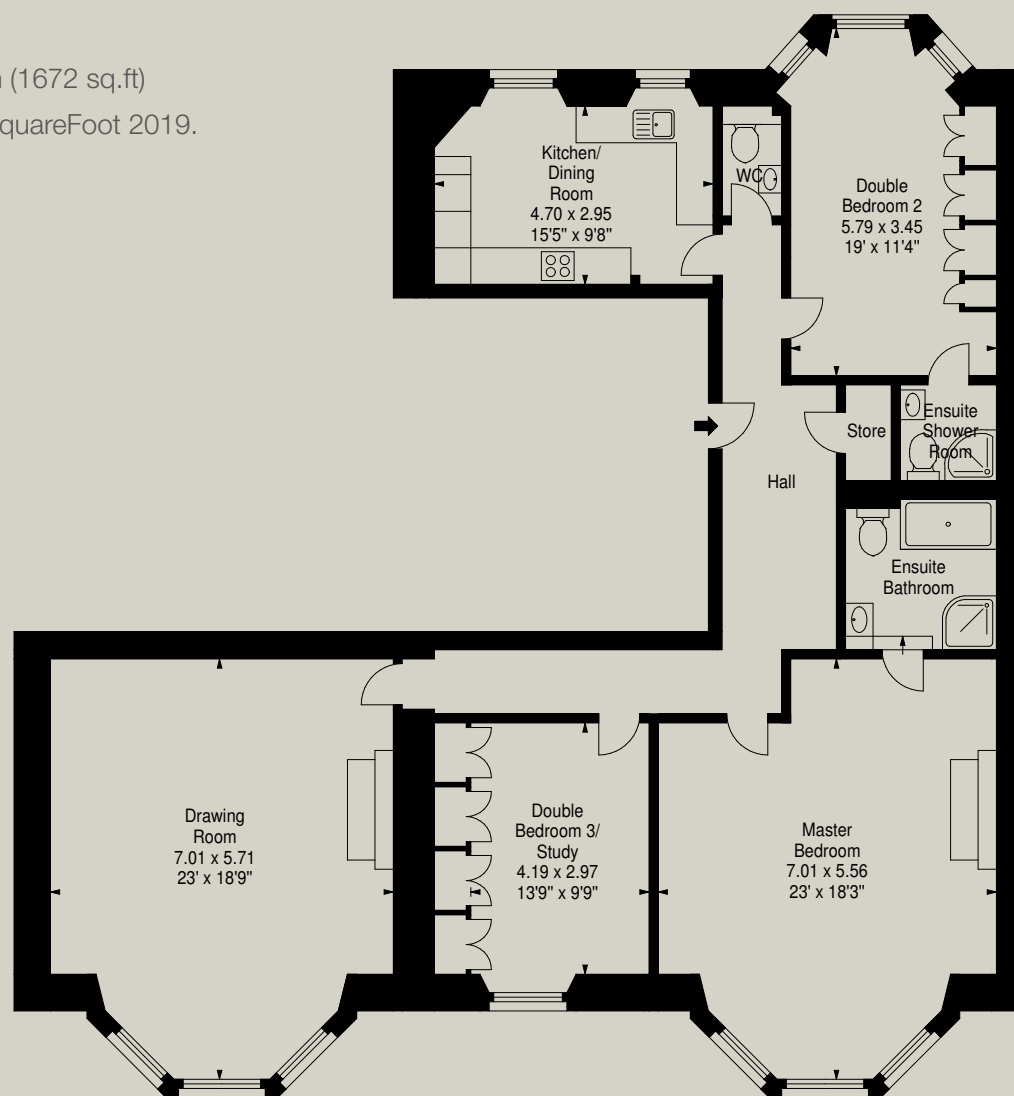
Offers: Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.



FLOORPLANS

Gross internal area (approx) 155.33 sq.m (1672 sq.ft)

For Identification Only. Not To Scale. © SquareFoot 2019.



First Floor



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