



14A

Rothesay Place,
West End
Edinburgh, EH3 7SQ

FOR SALE

Property Summary.

The property comprises a main door garden level conversion which forms part of a Victorian terrace set around private central Residents' Gardens within the prime West End district of the City. This immediate location is known as one of the city's most prime districts, highly regarded for its magnificent townhouses and fine conversions.

This is an exceptional home which has the most fantastic ambience, enhanced by natural wood panelled doors and engineered wood flooring. The property is light and airy for a garden flat with generous windows and a South facing private patio with terraced garden to the rear. The double windowed Lounge overlooks the South facing private garden with a part glazed door giving direct access to this charming area. The Lounge has a feature fireplace and useful boxroom off. A well planned fitted Kitchen/breakfastroom has a delightful aspect to the front and is to include most appliances. The bathroom is exceptional and has been beautifully designed to accommodate a free standing bath, a large walk in shower, W.C. and wash hand basin with vanity unit. A gas fired combination central heating boiler serves silver coloured polished radiators and an instant domestic hot water supply, complemented by sash and case slimline double glazed windows. Of particular note has to be the generous storage this property accommodates with two generous boxrooms, one off the Dining hall and one off the Lounge, a walk-in dressingroom off the second bedroom and a generous cupboard also off the hall extending up to the ceiling space.





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The front courtyard gives access to 5 private under-pavement storage cellars, two of which are drylined and houses the central heating boiler. To the rear is a particularly attractive private terraced South facing garden with large patio area, giving privacy and a superb environment.

Viewing of this charming home is highly recommended.

Features.

- 🏠 Entrance Hall
- 🍴 Dining hall with generous cupboards
- 🏠 Lounge with fireplace and door to rear garden
- 📦 Boxroom off
- 🍳 Modern fitted Kitchen/breakfastroom.
- 🛏 Two Bedrooms
- 🛁 Luxury bathroom with four piece suite
- 🔥 Gas fired combination central heating
- 🪟 Double glazed sash and case windows
- 🌿 Private south facing terraced garden with patio
- 🚗 Zone 1 Residents Parking



Garden.

Private front courtyard with five under pavement storage cellars, two of which have been drylined. One houses the central heating boiler. To the rear is the most charming terraced private garden which commands a southerly aspect, incorporating a generous patio area, creating a superb, private environment to this home.

Extras.

All light fittings, built-in cupboard shelving, the master bedroom wardrobes, hob, oven and extractor hood. Please note the appliances will be sold as seen with no warranty or guarantees as to their working condition.



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Floor Plans.

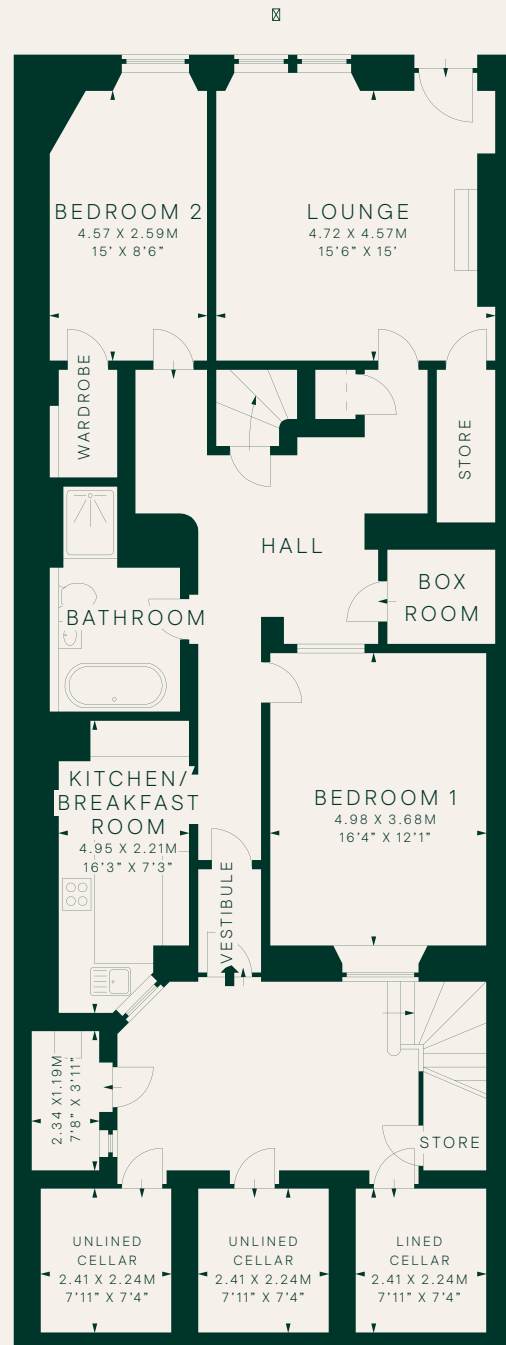
For illustrative purposes | Not to scale

Approximate Gross internal Area 1198 ft² / 111.29 m²

Lined Cellar, Unlined Cellars, Store & Boiler Room 253 ft² / 23.50 m²

COUNCIL TAX BAND | E

PARKING: ZONE 1 RESIDENTS PERMIT PARKING

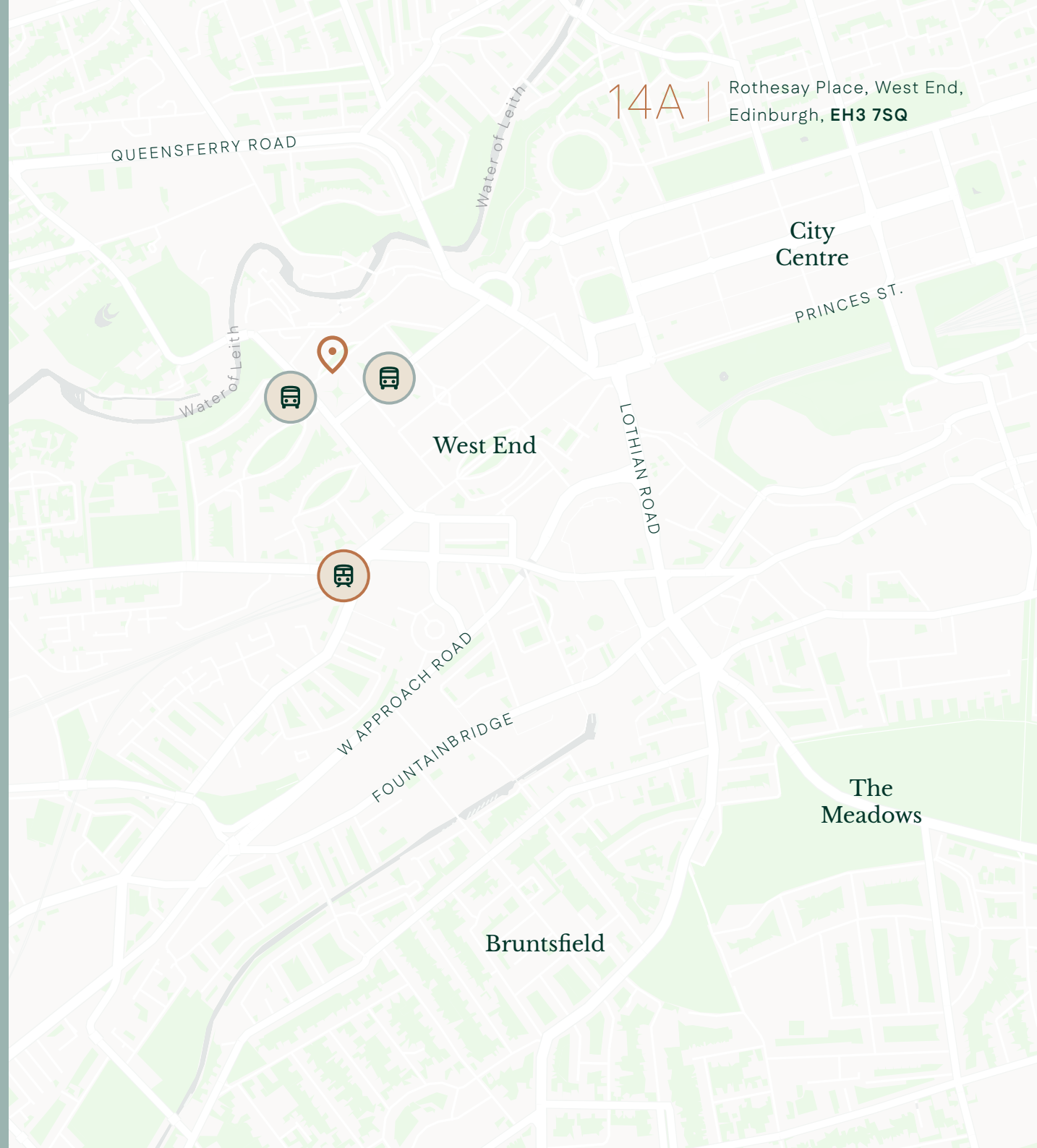


Location.

 Local Bus Stops

 Haymarket Station

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Edinburgh, **EH3 7SQ**



Contact.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer: No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use. All plans and measurements are for information purposes and are as a guideline only. Prospective purchasers must satisfy themselves as to their accuracy.

