GILSONGRAY

LAW • PROPERTY • FINANCE



5 (2F) ROTHESAY PLACE

West End, Edinburgh, EH3 7SL

1	2	1
Public Room	Bedroom	Bathroom

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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5 (2F) ROTHESAY PLACE

Set within Edinburgh's sought-after West End, this spacious second-floor flat forms part of a handsome traditional terrace and offers bright, well-proportioned accommodation extending to around 925 square feet. Reached via a communal entrance and stair, the front door opens to a long central hallway linking a generous living/dining room with high ceilings, twin windows and a fireplace, a galley kitchen with an adjoining utility area, and a useful separate box room/study. There are two comfortable double bedrooms and a bathroom, while the building also benefits from communal garden grounds and permit on-street parking. the shared garden to the rear of the property is a beautiful asset to the property providing a green outlook, peaceful setting, and one that fosters community connection. Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Other items can be made available through separate negotiation

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TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Traditional second-floor flat in Edinburgh's West End
- Conveniently set near excellent amenities and tranport links
- Communal entrance and stairwell
- Long central hallway with storage
- Spacious living/dining room with high ceilings, twin windows and a fireplace
- Well-appointed galley kitchen with adjoining utility area
- Two double bedrooms, one with a sunny aspect
- Useful separate box room/study
- Family bathroom with overhead shower
- Communal garden grounds
- Permit on-street parking









THE BEDROOMS
& BATHROOMS



WEST END, EDINBURGH

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.





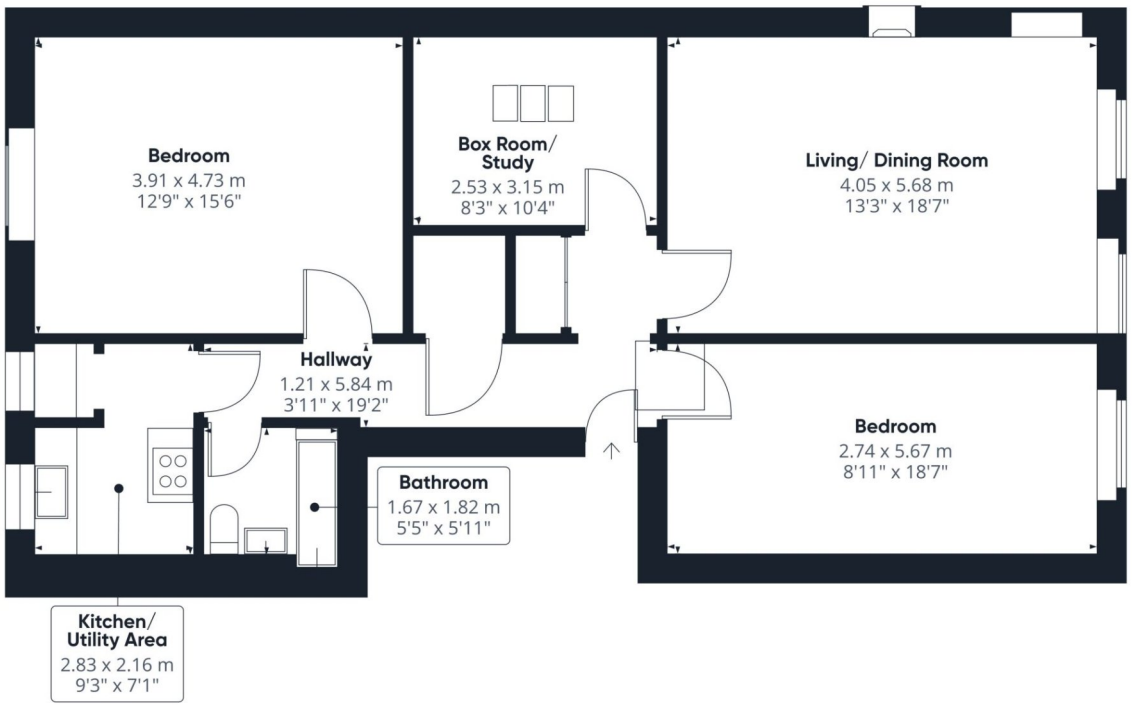


VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC RATING
D

COUNCIL TAX BAND
F

FLOORPLAN



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Approximate total area(1)
86 m²
925 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.