

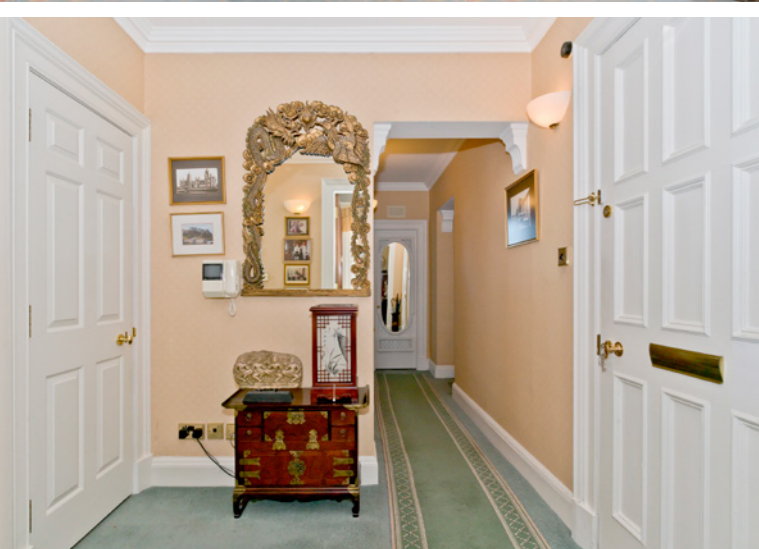


**GILSON GRAY**

LAW • PROPERTY • FINANCE

**13/6, ROTHESAY TERRACE**

West End, Edinburgh, EH3 7RY



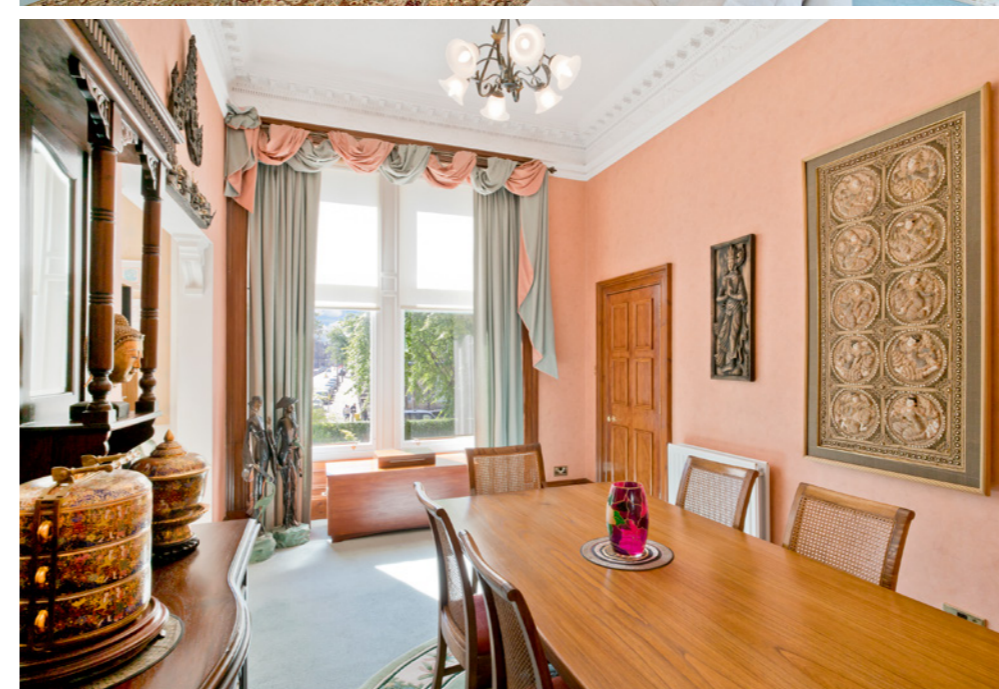
## HANDSOME B-LISTED BUILDING IN THE WEST END

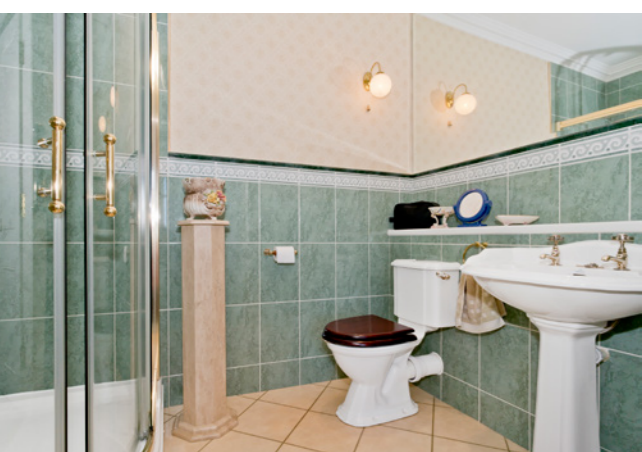
Forming part of a handsome B-listed building in the exclusive West End, within the historic New Town conservation area, this first-floor flat enjoys three bedrooms, two reception areas, two bathrooms, and a wealth of original features, plus access to Rothesay Terrace Gardens (subject to a fee).

Approached via a secure entrance and an impressive communal hallway and stairwell, the flat's front door opens into a hall with built-in storage. On your left, you step into a living room, where a high ceiling and a large southerly-facing bay window create a wonderfully light and airy ambience. Plenty of floorspace is provided for arrangements of furniture and the room is enhanced by beautiful cornicing and a ceiling rose, a fireplace, and rich wood accents. From here, a door leads through to a semi open-plan dining room and kitchen. The dining room offers the perfect setting for seated family meals and entertaining and features cornicing and a large, southerly-facing double window overlooking the adjacent gardens. An archway leads through to the kitchen, where space is also provided for an additional small table and chairs or other furniture. The kitchen enjoys the same outlook as the living room and dining room and is fitted with classically styled cabinets, worktops, splashback tiling, and a food waste compactor.

## FEATURES

- Handsome B-listed building in the West End
- Historic New Town conservation area
- First-floor flat
- Secure shared entrance
- Hall with built-in storage
- Bay-windowed living room
- Semi open-plan kitchen and dining room
- Two double bedrooms
- Third bedroom/home office
- One en-suite shower room
- Separate modern shower room
- Access to Rothesay Terrace Gardens (subject to a fee)
- Allocated parking space at rear of property





## TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM

Returning back through the hall, you reach two airy double bedrooms. Both bedrooms offer flexible floorspace for configurations of furniture, with the principal further benefiting from built-in wardrobes and an en-suite shower room comprising a corner shower enclosure, a pedestal basin, and a WC. The flat also has a single bedroom, which could alternatively be used as a home office, whilst a modern shower room completes the accommodation on offer.

Externally, the flat's new owner will benefit from access to Rothesay Terrace Gardens adjacent (subject to a fee). Allocated parking space at rear of property.

Extras: All kitchen appliances, light fittings and curtains are included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

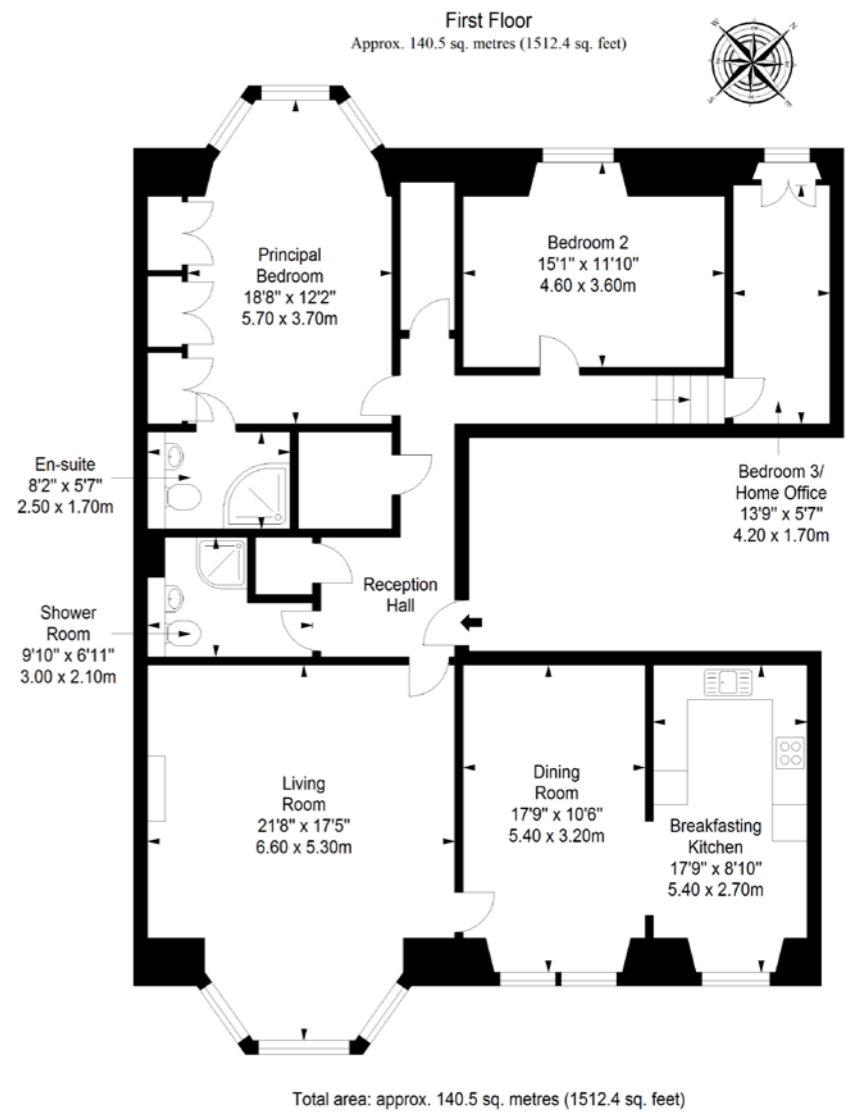




## WEST END, EDINBURGH

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 offer 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.

EPC RATING: **C** COUNCIL TAX BAND: **G** VIEWINGS  
 By appointment with Gilson Gray on 0131 516 5366





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## BORDERS

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