

**WEST END  
12 ROTHESAY MEWS  
EH3 7SG**

**HBJ Gateley Wareing**  
Solicitors & Estate Agents



**IMPRESSIVE FULLY RENOVATED  
MEWS PROPERTY IN SUPERB  
CITY CENTRE LOCATION**

**FIXED PRICE £395,000**

- ◆ VESTIBULE
- ◆ HALL
- ◆ SITTING ROOM
- ◆ KITCHEN/DINING ROOM
- ◆ MASTER BEDROOM
- ◆ EN SUITE SHOWER ROOM
- ◆ BEDROOM 2
- ◆ BATHROOM
- ◆ GAS CENTRAL HEATING
- ◆ FULL SECURITY SYSTEM
- ◆ TV and TELEPHONE POINTS IN ALL MAIN ROOMS





## DESCRIPTION

A magnificent example of a totally renovated mews house in this tranquil cobbled street in the heart of the west end of the City with parking by permit for residents only. The beautifully designed interior, with the emphasis on quality and comfort, refurbished to exacting specifications is complemented by superior finishes and fittings. Particular care and attention has been paid to the overall design to create a home of immense character, quality and style and it is anticipated that this distinctive property will be of considerable interest to those seeking a smart luxurious lifestyle combined with a delightful ambiance in a superb central location.

Fitted with a mix of good quality carpets, hardwood floors and ceramic floor and wall tiles. Equipped with electrically operated velux windows whilst retaining a number of period features including decorative cornices and astragal windows. Heated by gas fired central heating with radiators serving all the accommodation. Decorated with carefully chosen neutral colours throughout and with ample storage available within the property including a partially floored attic accessed from the upper hall by way of a Ramsay

ladder. The property is equipped with a security system, a new pressurised water system throughout and the use of downlighters and wall lights for subtle lighting. The gas central heating, electrics and plumbing are maintained by Scottish Gas.

Entering the property at street level through a solid timber door adorned with brass fittings into the entrance vestibule and through a glazed astragal door into the lower hall with a carpeted stair rising to the upper landing and arched upper hall, well lit from a velux window. The impressive sitting room, with large double windows, benefits from a period style mantel with marble inset and hearth housing a gas living flame fire. The generously proportioned kitchen/dining room, with French doors opening out to the ornamental balcony, is fitted with a new kitchen and equipment supplied by "John Lewis" incorporating ample wall and base units with a 'quartz' work surface and is equipped with an induction hob, chimney extractor with full extraction, electric oven, dishwasher and washer/dryer. A free standing "Samsung" double door fridge/freezer is also included. The master bedroom is fitted with built in wardrobes with a door leading to the en suite shower room. This room benefits from an abundance of light from an electrically operated velux





### **SITUATION**

Rothesay Mews is a tranquil enclave in the heart of Edinburgh's West End within easy reach of all the city centre amenities and the city's financial institutions. The National Galleries of Scotland are close by, as are Edinburgh Sports Club, Drumsheugh Baths and a number of private health clubs. The popular shopping area of Stockbridge is also close to hand. Haymarket Train Station is within a five minute walk of the property and excellent road links to Edinburgh International Airport and the central belt motorway network are in easy reach. Access to the private Douglas Crescent Gardens is available for a modest fee.

### **COUNCIL TAX BAND**

The property is registered in Band F.

### **VIEWING**

By appointment telephone Selling Solicitors 0131 228 2400.

window and is fitted with top of the range fittings comprising a dual flush wc with concealed cistern, wall hung wash hand basin and a fully tiled shower cabinet with bi-fold door and Trevi shower. There is a backlit wall mirror. The floor is laid with ceramic tiles with the benefit of underfloor heating and is fitted with a towel radiator to ensure a warm environment in the winter months. Bedroom 2 also benefits from fitted wardrobes providing ample storage. The partially tiled main bathroom is equipped with top of the range fittings comprising a concealed cistern, wall hung wash hand basin and bath with shower attachment. This room is also laid with ceramic tiles with underfloor heating and heated towel radiator and backlit wall mirror.

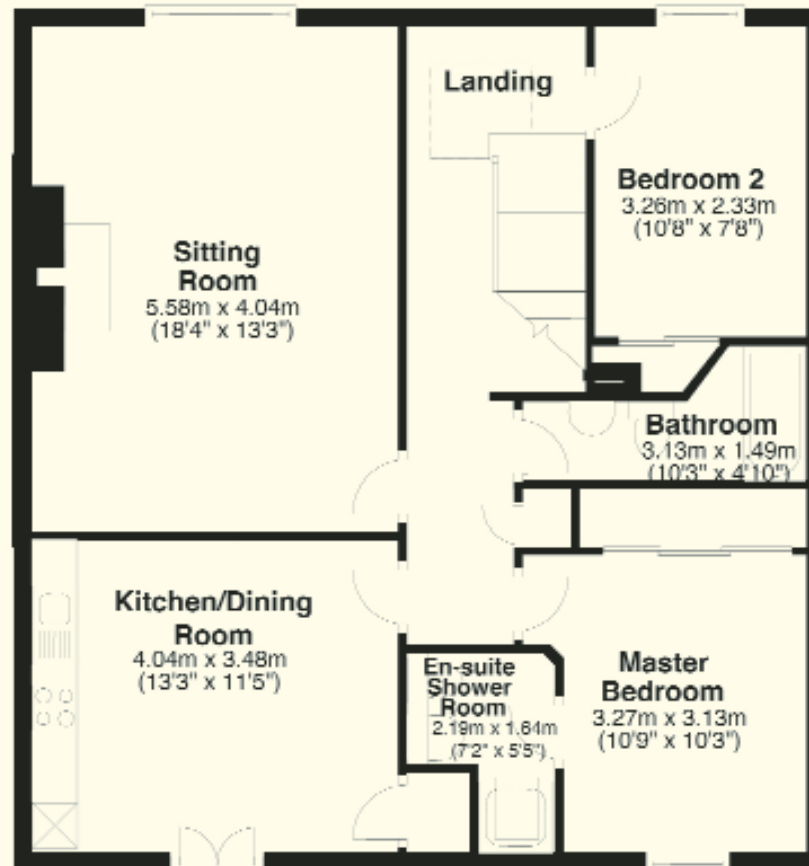




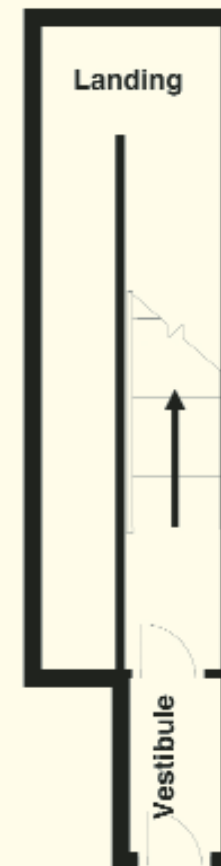
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### First Floor



### Ground Floor



## Rear of Rothesay Mews



**Please note:**

- A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract.
  - B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements.
  - C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves.
  - D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date.
  - E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.
- Authorised and Regulated by the Financial Services Authority

