

FLAT 4, 1 ROTHESAY PLACE

WEST END, EDINBURGH, EH3 7SL

This beautifully refurbished flat at 1 Rothesay Place offers a rare combination of modern living with period features, stunning views (including Edinburgh Castle), and a prime location in Edinburgh's West End. With planning permission for a roof seating area and access to exclusive gardens, this property is perfect for both homeowners and investors alike.



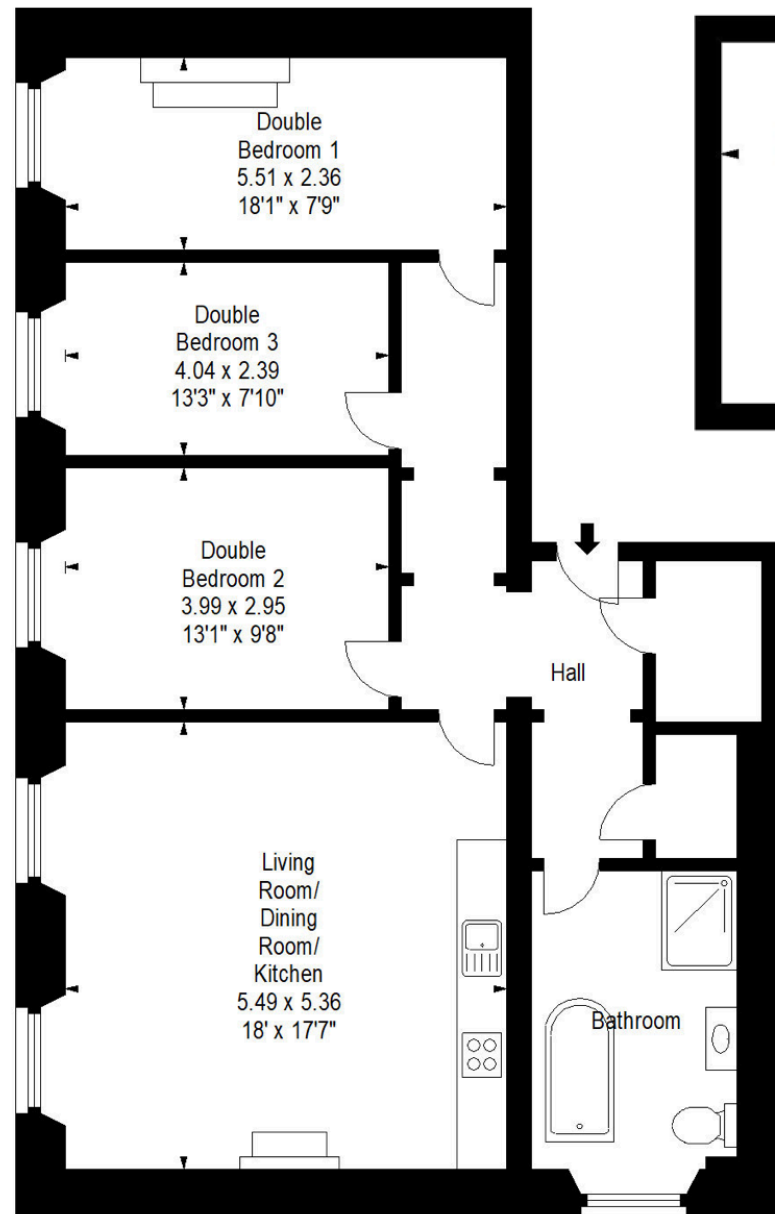


Flat 4, 1 Rothesay Place
West End, Edinburgh, EH3 7SL

Approximate total area:

1066 sq. metres (98.10 sq. feet)

3RD
TOP FLOOR



2ND FLOOR
UPSTAIRS CUPBOARD

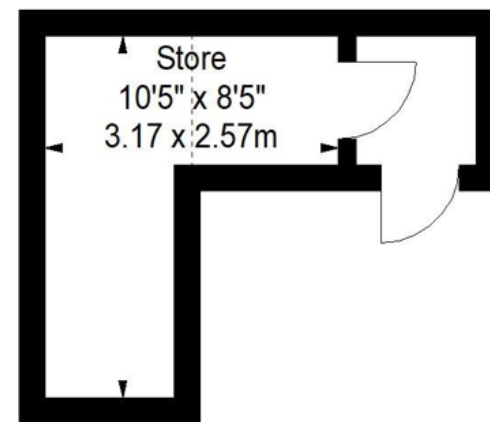
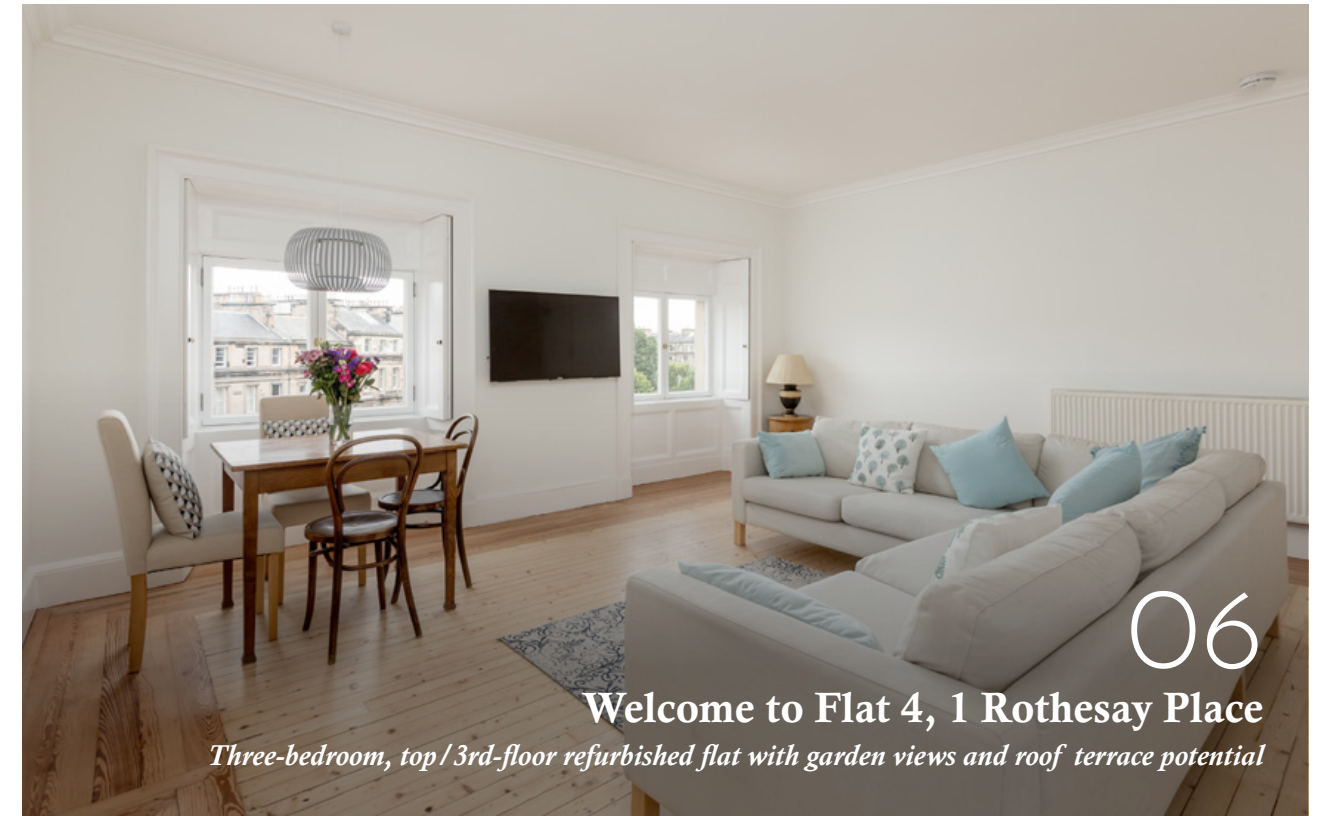


TABLE OF CONTENTS



- 04 Floorplan
- 06 The property
- 08 Kitchen/ living room



- 12 Bedrooms & Bathrooms
- 16 Planning permission
- 17 Gardens
- 20 West End

A BLEND OF PERIOD FEATURES & MODERN INTERIORS



This exceptional garden-facing flat has been newly refurbished with high-specification fixtures and fittings, offering a modern and stylish living experience.

This flat retains its historic charm with original working shutters on all windows, period features like working fireplaces, varnished flooring, intricate cornicing, and original five-panelled doors throughout. Complementing these period elements, the property also features modern comforts such as gas-fired central heating and hard-wired interlinked smoke and heat alarms.

GENERAL FEATURES

- Three bedrooms, each with a view of Edinburgh Castle.
- Newly refurbished flat with high-specification fixtures and fittings.
- Modern and stylish bathroom with a separate shower and original claw-footed bath.
- Original working shutters on all windows.
- Accessed via an impressive upper oak-panelled stair, shared with only two other flats.
- Separate large lockable storage cupboard plus two walk-in wardrobes/cupboards.
- Planning permission granted for a proposed south-facing roof terrace.
- Magnificent open views overlooking Drumsheugh Gardens.
- Contemporary open-plan living room and kitchen.
- Period features include working fireplaces, varnished flooring, cornicing, and original five-panelled doors throughout.
- All furniture and fittings included in the sale
- The tram stop for Edinburgh Airport and Newhaven by the sea just 2 minutes away; Haymarket railway station a 7-minute walk.
- Access to private, pet-friendly Drumsheugh Gardens upon payment of a small annual fee, and to the communal Walker Gardens at the rear.

ADDITIONAL FEATURES

- The flat offers ample storage by way of a separate large lockable cupboard, as well as two walk-in wardrobes/cupboards. There is a spacious coat rack area in the hall.
- The flat benefits from a gas-fired central heating system and two working fireplaces.
- Original sanded and varnished floors are featured in all rooms, with a neutral carpet in the hall.
- EPC rating - D | Council Tax Band - F
- Home Report value - £525,000





ELEGANT

OPEN PLAN LIVING

The contemporary open-plan living room and kitchen provide a bright and spacious area ideal for both relaxing and entertaining. The high-specification kitchen is equipped with integrated appliances, including a Hotpoint fridge freezer, washer/dryer, and dishwasher, as well as a Smeg oven and ceramic hob. The sleek design is completed with gloss white handleless cabinets and a Minerva sparkle solid worktop. The property is available with all the furniture and Sony television, as seen in the pictures.



HIGH-SPECIFICATION
KITCHEN IS EQUIPPED
WITH INTEGRATED
APPLIANCES

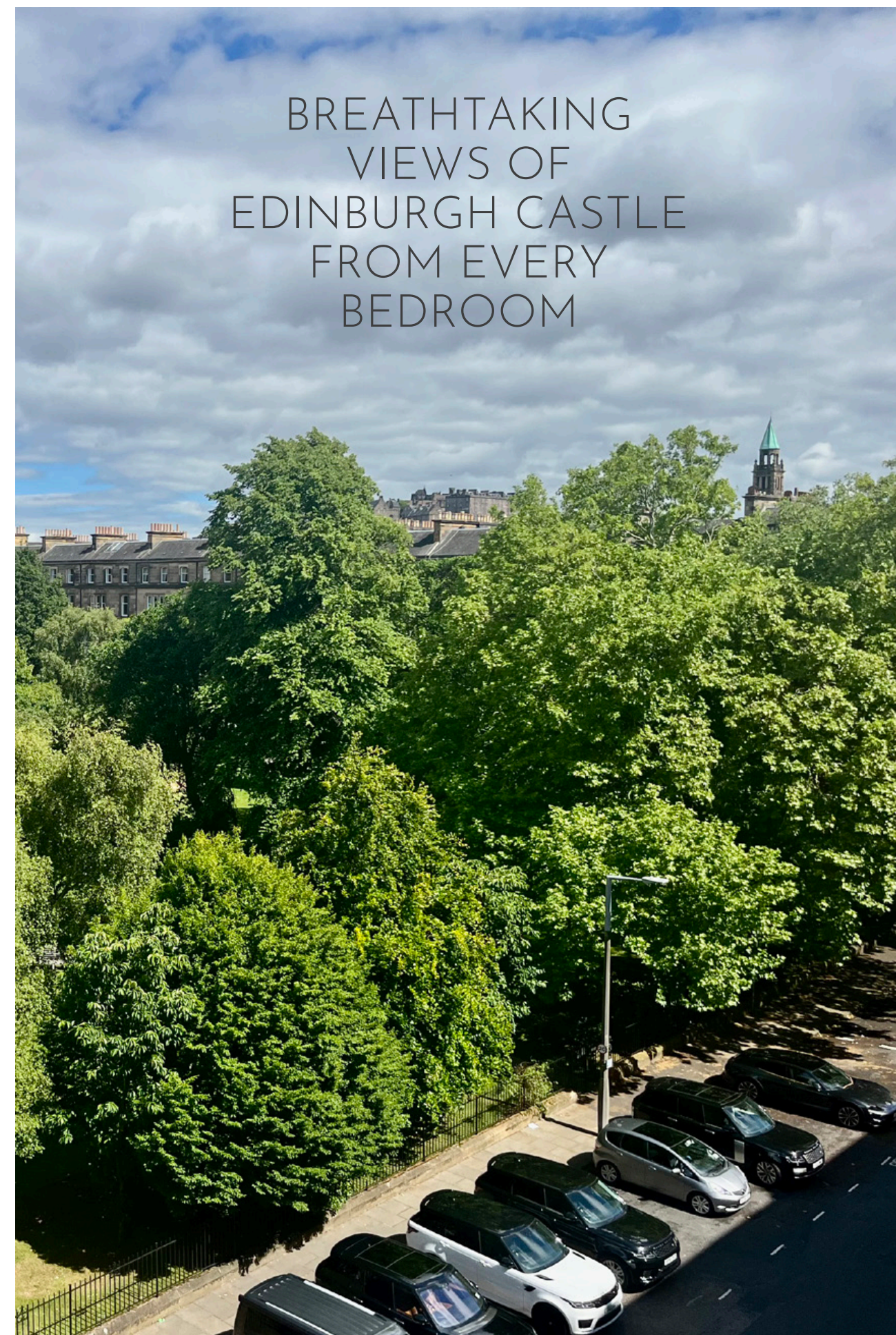


BEDROOMS & A LUXURIOUS BATHROOM



Boasting breathtaking views of Edinburgh Castle from every bedroom, the property offers three double bedrooms each with wardrobes. The accommodation is flexible, offering the option to use the third bedroom as an office. The bathroom is a highlight, featuring Italian porcelain tiling, a separate shower enclosure, and an original cast iron claw-footed bath. This blend of modern and period details creates a luxurious yet classic space.





BREATHTAKING
VIEWS OF
EDINBURGH CASTLE
FROM EVERY
BEDROOM



PLANNING PERMISSION FOR A PRIVATE ROOF TERRACE

The flat comes with planning permission for a proposed south-facing roof terraced seating area. This secluded area, not visible from neighbouring properties, offers an excellent opportunity to create a private outdoor space. Currently, a loft ladder in the hall provides easy access to the flat roof area.



This image has been computer generated.

INVESTMENT POTENTIAL

This property presents an ideal investment opportunity, with long-term letting potential estimated at approximately £2200.00 per month. AirBnB short-term let options are excellent in this location. The property already benefits from door closers for letting (or potential HMO) and with all the fixtures, fittings and furniture to be included in the sale, this property offers a turn-key option for investors.

Extras: The property includes a Sony TV fitted to the wall, as well as light fittings, fixtures and all the furniture.



ACCESS TO EXCLUSIVE GARDENS

Residents of this property benefit from access to the private, pet-friendly Drumsheugh Gardens for a modest annual fee, as well as the communal Walker Gardens located at the rear of the property.





WEST END

A CONVENIENT AND PRESTIGIOUS LOCATION

Located in the heart of Edinburgh's prime West End, this property is on an elegant street within a conservation area and a world heritage site. Just minutes from Princes Street, it offers a quiet setting while being close to the city's financial district, Haymarket train station, and the tram stop for easy access to Edinburgh Airport and Newhaven. The flat is also

within walking distance of George Street, Princes Street, and Charlotte Square, with a range of restaurants, bistros, and bars nearby. The property is within easy reach of excellent local schooling and several prestigious private schools, including Erskine Stewart's Melville Schools, The Edinburgh Academy, George Heriot's, and Fettes College.





MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2020-2021



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

DISCLAIMER

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.