



7/4 RUTLAND SQUARE

WEST END, EDINBURGH
EH1 2AS



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VIEWINGS: BY APPOINTMENT
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Property Summary

Introducing a stylish one-bedroom second-floor city flat with a coveted location in Edinburgh's prestigious West End. Forming part of the New Town conservation area and World Heritage Site, this property is set within an A-listed Georgian building (circa 1830-40) by the renowned Scottish architect, John Tait. The home enjoys the perfect balance of period grandeur and modern comforts, enjoying a spacious open-plan layout with high ceilings and original features. A blank canvas of décor creates the ideal aesthetic for new buyers, along with a state-of-the-art kitchen and on-trend shower room. This beautiful residence will certainly be in high demand.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, oven, fridge, and washing machine) to be included in the sale.

Features

- A second-floor city flat in walk-in condition
- Part of a striking A-listed Georgian building
- Highly sought-after location in the West End
- Sunny, southeast-facing aspect
- Neutral interiors and hardwood floors
- Decorative period cornicing and ceiling rose
- Secure entrance and shared stairwell
- Open-plan kitchen/living/dining room
- Stylish kitchen with integrated appliances
- Double bedroom with fitted wardrobes
- Contemporary three-piece shower room
- Shared use of Rutland Square Private gardens
- Controlled permit parking (Zone 4)
- Separate parking space available by separate negotiation
- Large, traditional sash and case windows
- Gas central heating system





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*Open-plan kitchen / living / dining
room and a stylish kitchen with
integrated appliances*







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*Double bedroom with fitted
wardrobes and a
contemporary three-piece
shower room*







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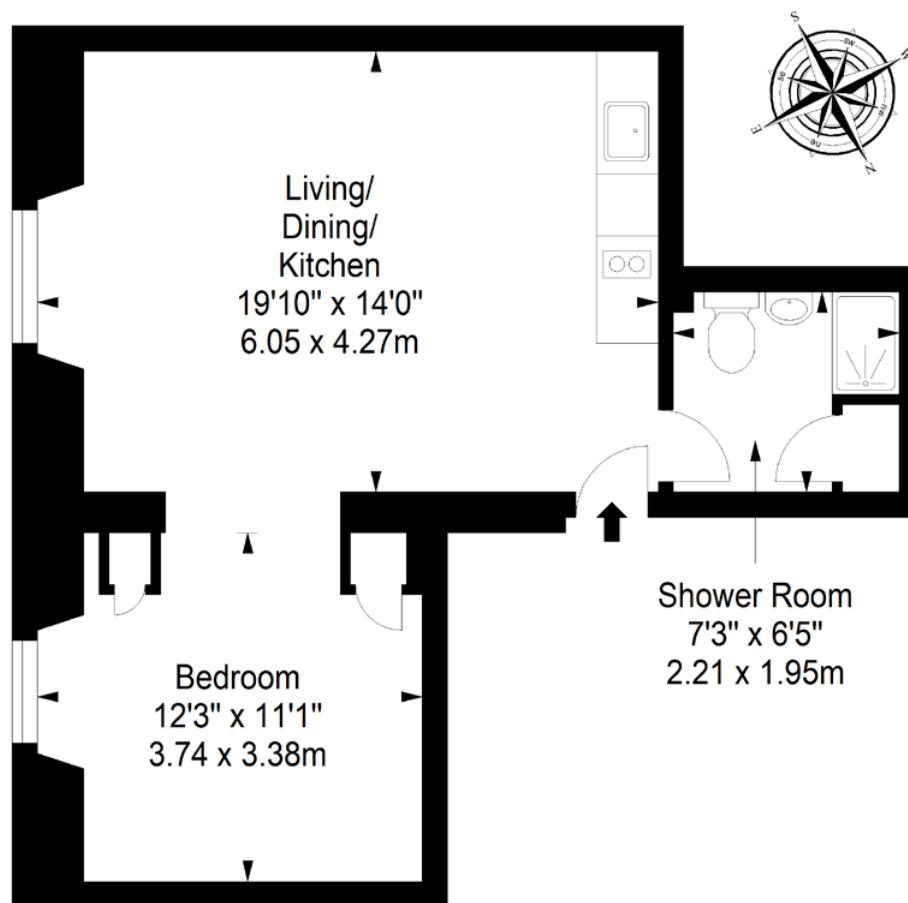


DISCLAIMER

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.

Second Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)