

18 (flat 4) Rothesay Terrace, West End, Edinburgh, EH3 7RY



Description

Occupying the second floor of a handsome period terrace, 18/4 Rothesay Terrace is a superbly presented three bedroom apartment with the additional benefit of a private parking space to the rear. Accessed via a secure entry phone system into an exceptional communal hallway with impressive wooden stair with cupola above, the property provides attractive far reaching views. Internally the property is in excellent decorative order throughout and with its sought after West End location provides an ideal city centre residence. To the front of the building is the charming living room, along with one of the three double bedrooms. The two remaining bedrooms (one with en-suite shower room) are quietly positioned to the rear of the property along with the principal shower room. Completing the accommodation is superbly equipped contemporary kitchen which comes with a complement of quality integrated appliances.

Features

- Superb West-End location
- Private parking space
- South-west facing living room
- Generous master bedroom with en-suite shower room
- Two further double bedrooms
- Ultra-sleek kitchen
- Stylish principal shower room with walk-in shower
- Gas central heating and timber sash & case windows
- Open views
- Access can be gained to Rothesay Terrace gardens on payment of an annual fee of approximately £110 paid in January 2026

Extras

The induction hob, oven, dishwasher, washing machine, coffee machine and fridge/freezer are included.

Factor

The building is factored by Myreside Management for approx. £315 per quarter according to the vendor. This includes block buildings insurance and maintenance of communal areas.

EPC Rating: C



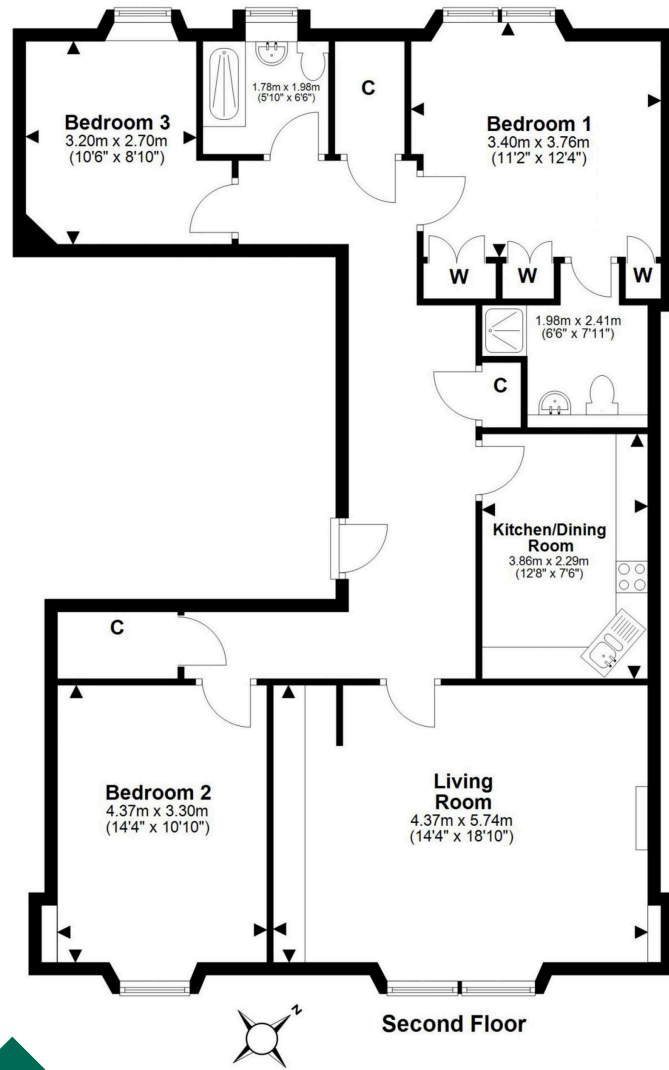
Location

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. 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.

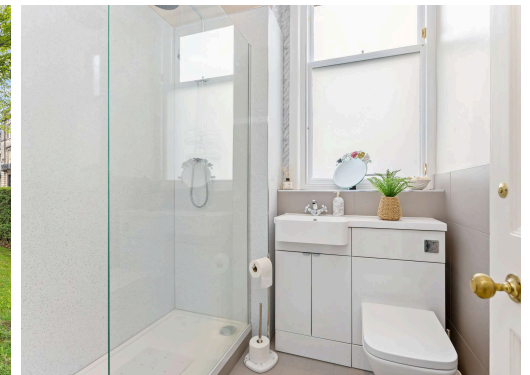
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

