

3/3 ROTHESAY PLACE

WEST END, EDINBURGH, EH3 7SL

Welcome to a one-bedroom first-floor city flat which forms part of a factored B-listed classical Victorian townhouse in Edinburgh's prestigious West End, offering space, style, and one of the most sought-after postcodes in the capital.





— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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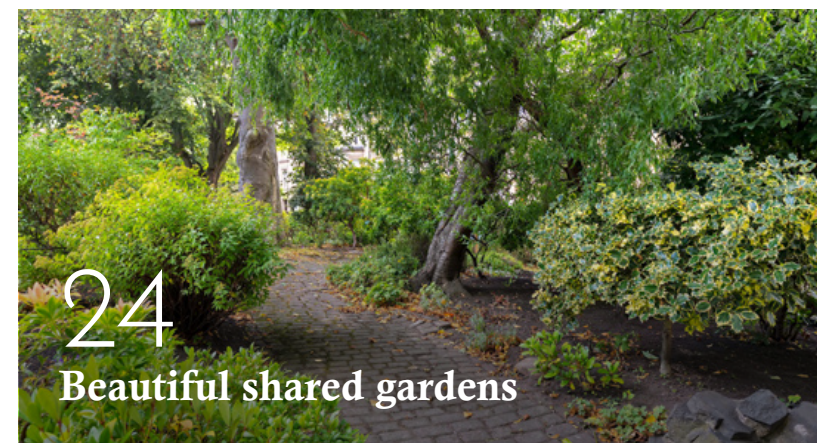
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A spacious and stylish first-floor city flat in the West End

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WITHIN THE NEW TOWN CONSERVATION AREA

and World Heritage Site, this one-bedroom first-floor flat occupies a highly desirable and convenient setting in Edinburgh's West End, moments from all the city centre offers yet in a quiet locale.



3/3
Rothesay Place



Property Name

3/3 Rothesay Place

Location

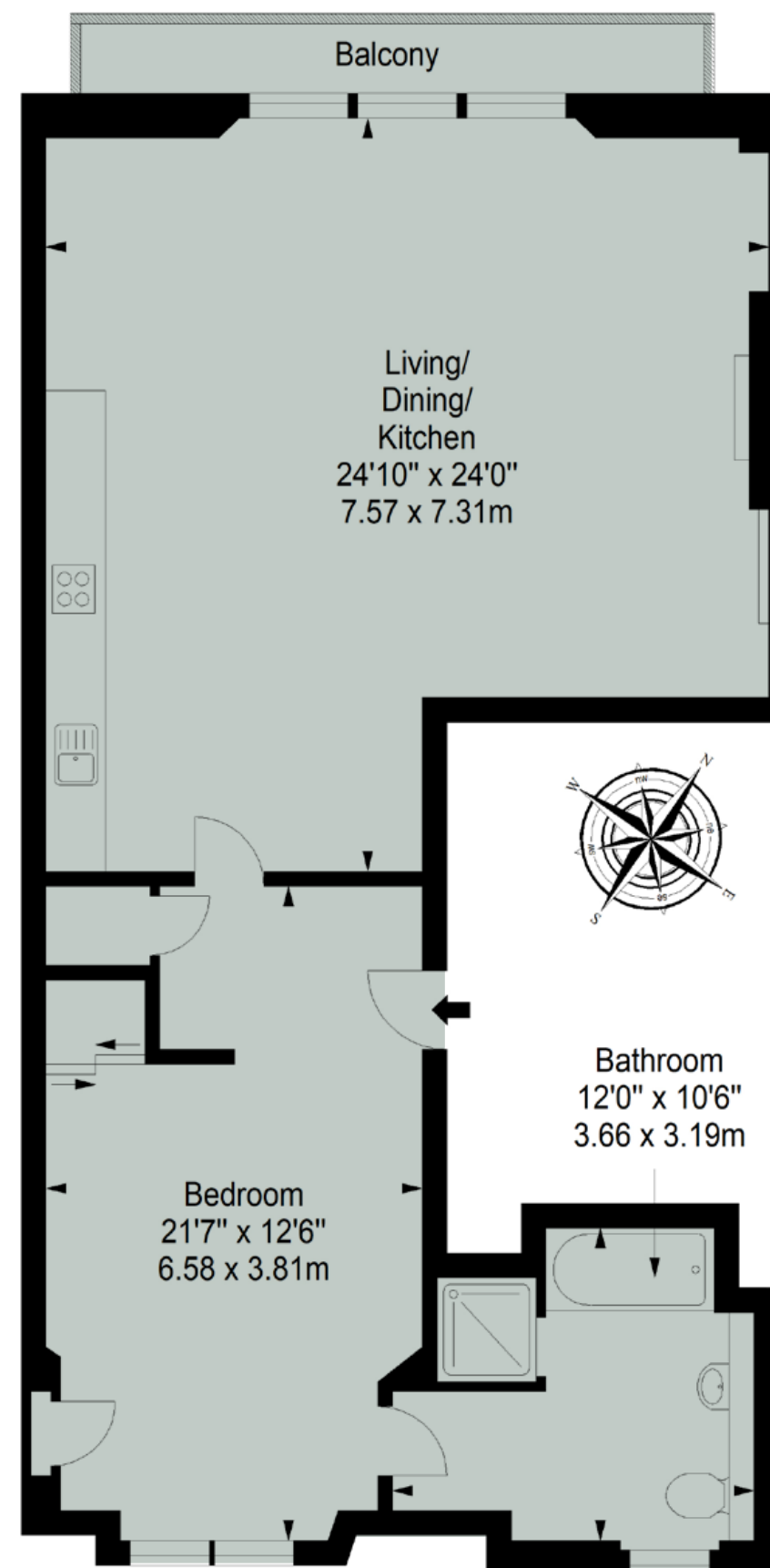
West End, EH3 7SL

Approximate total area:

83.1 sq. metres (894.5 sq. feet)



First Floor





Part of a significant B-listed Victorian townhouse (1878-9) with masterful Classical Renaissance architecture by the distinguished Peddie and Kinnear. Inside the home, the large rooms are met with high ceilings typical of its era, coupled with modern decoration and high-quality finishings throughout. The city residence further boasts a sociable open-plan reception area with a private balcony and premium kitchen (newly installed in late 2024), as well as generous bedroom storage and a four-piece en-suite bathroom. The shared gardens are another asset to this beautiful property, providing a large and mature setting that fosters community connections.

GENERAL FEATURES

A spacious and stylish first-floor city flat in the West End
Part of a B-listed classical Victorian townhouse (1878-9)
In the New Town conservation area and World Heritage Site
Modern neutral interiors and high-quality finishings
Home Report value - £420,000
EPC Rating - C

ACCOMMODATION FEATURES

Secure telephone-entry system, shared lobby and stairway
Welcoming entrance hall with practical built-in storage
Expansive open-plan kitchen/living/dining room with a:
Media wall with built-in lighting and inset fireplace
Trio of sash windows opening to a private balcony
Modern, integrated kitchen newly installed in 2024
Large double bedroom with wardrobe and press cupboard
Modern four-piece en-suite bathroom with shower cubicle
Gas central heating via upgraded boiler (2024)
Traditional sash-and-case windows

EXTERNAL FEATURES

Beautiful communal gardens designed for socialising
Controlled permit parking available (Zone 1)

WELCOMING

entrance hall with practical built-in storage



The flat is reached via a shared entrance lobby and traditional stairway which enjoy period charm and careful maintenance, indicative of the building's community care. Inside the flat (accessed via a secure telephone-entry system), you are warmly greeted by a hall area with practical built-in storage.



EXPANSIVE OPEN-PLAN RECEPTION ROOM



JUST BE
YOURSELF.
THERE IS
NO ONE
BETTER.



Just under 580 square feet, the kitchen, living and dining room share an expansive open-plan layout, easily accommodating comfortable sofas, a table and chairs, and a study zone. Set against a neutral backdrop, the deluxe floor brings warm wooden textures to the space, as lavish period cornicing draws the eyeline to the impeccably high ceiling.





*The windows
open out to a
private balcony*

A media wall forms another focal point, coming complete with built-in mood lighting and an inset fireplace. Furthermore, a trio of oversized sash windows flood the room in natural light, while framing a wonderful view of the classical Victorian architecture opposite. The windows even open out to a private balcony that captures the afternoon sun, making full use of the home's setting amongst the exquisite listed buildings of Edinburgh's New Town.

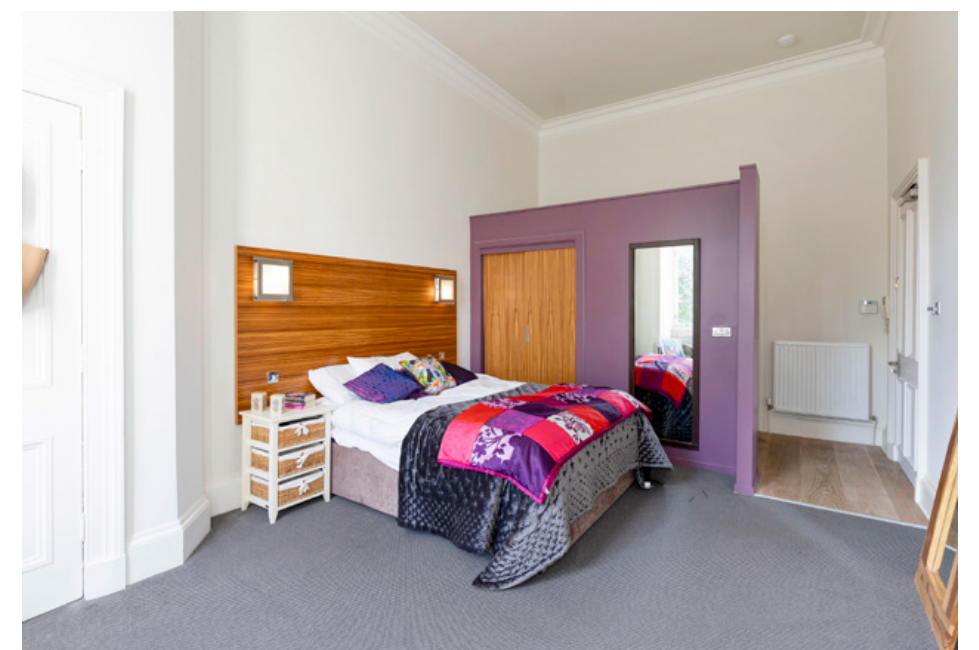
A sophisticated

MODERN KITCHEN

Tucked along one wall, the kitchen adds to the reception area's sense of space and style. Newly fitted in 2024, it features a neat line of base and wall cabinets in white, paired with a downlit worktop and complementary splashbacks – a subtle monochrome aesthetic that perfectly suits the room. A full suite of integrated appliances (newly installed between 2024 to 2026) bring cohesion to the design for a desirable streamlined finish (gas hob, concealed extractor, double ovens, fridge/freezer, dishwasher, and washer/dryer).



LARGE DOUBLE BEDROOM



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he bedroom is openly accessed from the hall, adding to its airy ambience along with the high ceiling. Neutral decoration amplifies the effect, while a soft carpet ensures underfoot comfort. This generously proportioned room has the added benefit of a built-in wardrobe and a press cupboard, as well as two tall (southeast-facing) sash windows for lots of daily sun. It also enjoys the luxury of an en-suite too.



*A four-piece
suite with
modern styling*

Enveloped in sandy-toned tiles, the en-suite bathroom has attractive modern styling and a four-piece suite. It is comprised of a toilet, a washbasin, a towel radiator, a shower cubicle, and a bath with an overhead shower.

For year-round comfort, the property has gas central heating via a new boiler (installed in 2024 and annually maintained) alongside traditional sash-and-case windows the ensure a light-filled ambience.



A photograph of a beautiful shared garden. A gravel path leads from the foreground towards a small green shed with a gabled roof and a white pedestal in front of it. The garden is filled with various plants, including red berries on the left and large trees on the right. A black metal fence is visible on the left side. In the background, a stone building with multiple windows is partially visible through the trees.

BEAUTIFUL SHARED GARDENS



Externally, homeowners have shared use of large and rather beautiful communal gardens that feature a neat lawn and paved areas, hugged by mature plants and trees. Carefully maintained and with a charming garden hut, it is purposefully arranged for neighbours to socialise and dine together, with regular social evenings helping create a strong sense of community. Controlled permit parking (Zone 1) is also available, ensuring residents have space to park.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. The additional furnishings as seen in the photographs are available by separate negotiation.

Factor: the building is factored by Redpath Bruce for the approximate fee of £230 per quarter. This cost includes the upkeep, maintenance, and lighting of internal communal areas and block buildings insurance.



WEST END

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 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.

"Escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to Dean Village ..."



SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School

Independent Schools: Fettes College, ESMS Schools, St George's School for Girls

CULTURE

Scottish National Gallery of Modern Art (One & Two), Usher Hall, Traverse Theatre, Royal Lyceum, Edinburgh Filmhouse

SHOPPING

Local independent shops in Stockbridge, high-street stores on Princes Street, George Street

#1

AREA OF OUTSTANDING ARCHITECTURAL BEAUTY AT THE HEART OF EDINBURGH

LOCATION



New Town Conservation Area

TRANSPORT



Bus – 3, 4, 25, 26, 31, 33, 44

Tram Stop – West End (0.4 miles)

Train Station – Haymarket (0.5 miles)

Airport – Edinburgh International (6.6 miles)



SPORTS

24-hour PureGym, Drumsheugh Baths Club, Ravelston Golf Club

FOOD & DRINK

Diverse range of cafés, wine bars, coffee houses, traditional pubs, restaurants and fine dining

PARKS

Dean Gardens, The Water of Leith Walkway, Belgrave Gardens, Inverleith Park

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Director*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for buying clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and The Pentlands. His ideal coffee moment is spent with the dog at his feet and a freshly brewed espresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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