

# WEST END

## 11 (Flat 3) Rothesay Place Offers over £230,000

*Excellent, spacious top (second) floor flat in period Georgian converted townhouse with excellent outlook to front over common gardens. Ideal location in the heart of Edinburgh's West End. The accommodation comprises: - Entrance hall, lounge, two double bedrooms, modern fitted kitchen and luxury bathroom. The property benefits from full gas fired central heating and retains some period features including the marble fireplace in the living room. Residents' zoned parking. Entryphone access.*

**Viewing: Sundays 2pm-4pm or tel 07813 054524**



**Entrance hall (11'3" x 19) at longest and widest**

Spacious L shaped entrance hall with large cupboard with hanging rail and storage space over housing meters. Twin ceiling lights. Central heating radiator. Single power point. Smoke detector. Entry phone handset. Stripped wooden floor.

**Living room (17'10" x 13')**



Well proportioned living room with twin recessed sash and case windows overlooking garden. Cornice. Central ceiling light. Two central heating radiator. Marble fire place with marble insert and hearth with living flame gas fire. Three double and one single power points. Stripped wooden floor.

**Double bedroom 1 (18'3" plus window recess x 12'9")**



Exceptionally large, quietly situated double bedroom set to the rear of the property with large sash and case double glazed window over looking rear gardens. Central ceiling light. Cornice. Central heating radiator. Window storage cupboards. Three double power points. Telephone point. Stripped wooden floor.

**Double bedroom 2 (16' plus window recess x 8'7")**

Further double bedroom, this time set to the front of the property. Sash and case double glazed window to front with storage cupboards below. Cupboard with hanging rail and shelf over providing storage. Central heating radiator. One double and one single power point. Stripped wooden floor.

**Kitchen (8'8" x 11' at longest and widest)**

Modern, well equipped kitchen set to the rear of the property with sash and case window overlooking the rear green. Fully fitted kitchen with ample base and wall units. Stainless steel sink and drainer. Gas hob and electric oven both in stainless steel. Stainless steel hood and recycling hood. Automatic washer/dryer. Breakfast bar area. Tiled splashbacks. Three double power points at upper level plus dedicated points. Cornice. Triple ceiling light with halogen spotlights. Quarry tiled floor.

**Bathroom (9'8" x 6'7")**

Modern, large fully fitted bathroom with skylight providing natural light. Four recessed halogen spotlights. Three piece white suite with power shower over bath. Curved glazed screen with integrated chrome towel rail and storage cupboard built around sink and WC. Stainless steel fittings. Quarry tiled floor.

**Extras**

Cooker, fridge freezer, washer dryer, curtains, beds in both bedrooms, bedside table and the two cream leather sofas.



**Note**

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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