



4 ROTHESAY TERRACE | EDINBURGH



4 Rothesay Terrace

Edinburgh

A rare opportunity to acquire a stunning Victorian townhouse located on a highly sought after terrace in central Edinburgh. Rich in period detail, the property has been sensitively refurbished throughout to an exceptional standard and provides spacious, flexible accommodation over four floors.

Accommodation

Vestibule, Reception Hallway, Dining room, WC/Cloakroom, Breakfast Kitchen, Utility Room, Double Drawing Room, Media Room, Study, WC, Master Bedroom with en-suite Bathroom and dressing room , 1 Double Bedroom with en-suite Bathroom, 2 Double Bedrooms with an en-suite shower room, a further 2 double bedrooms each with access to dedicated Shower Rooms.





Situation

Rothesay Terrace is situated in the heart of the West End of Edinburgh; one of the finest locations within the City centre and within the West End Conservation Area. Its location provides ease of access to the shopping heart of Edinburgh, including Princes Street and George Street and the commercial hub of the city. Nearby is a variety of restaurants, bars and boutique hotels; all of which are within easy walking distance. Haymarket station is 5 minutes walking distance and there is ease of access to a wide variety of recommended schools. The Edinburgh Sports Club at Belford Place and Drumsheugh Baths offer leisure facilities, whilst pleasant walks can be enjoyed along the Water of Leith and through Dean Village, taking in the Scottish Gallery of Modern Art and the Dean Gallery. The Usher Hall, Lyceum and Traverse Theatres are also within easy walking distance.

Description

4 Rothesay Terrace is a stunning Victorian townhouse, designed by the noted architect John Watherson and built circa 1842. This beautifully proportioned and presented accommodation, rich in fine period details, offers versatile accommodation over four floors. Steeped in period features, the property benefits from ornate corning and friezes, cupola with stunning plasterwork surround, wood panelling, period light fittings, original fireplaces, column radiators and a turned stone stair with carved wooden bannister.

Stone steps lead from the street to the main door and vestibule, which opens into the striking reception hallway, with checkboard flooring, crystal chandelier, open fireplace and grand staircase.

To the front of the ground floor lies the magnificent formal dining room featuring original dado panelling, a large open fireplace with carved wooden surround, deep bay window with working shutters and ornate chandelier. To the rear lies the generously proportioned breakfasting kitchen with stunning views over Dean Village, the Firth of Forth and beyond to the Fife coast. The kitchen comprises: a range of base and wall units with granite worktops, a central island, American style fridge/freezer, six burner range with twin ovens and extractor over, along with integrated SMEG appliances including a microwave oven and dishwasher together with a Neff coffee machine. There is a cloakroom/WC and on the half-landing a utility room with double sinks and housing also the washing machine, tumble dryer, boiler and water cylinders.

The sweeping staircase rises to the first floor accommodation where lies the grand double drawing room, with bay windows facing north and south, intricate ceiling plasterwork and two original open fireplaces. This stunning room boasts open views across the north of the city towards Fife and East Lothian. The room can be separated by closing the bi-folding doors which make it a fine entertaining or family space. There is also a good sized family room (currently used as a media room), study and WC on this level.





The second floor features three generous double bedrooms one with en-suite facilities and a further guest bedroom suite with en-suite bathroom which includes a freestanding whirlpool bath and separate shower unit. There is an additional double bedroom with access to a dedicated shower room. Rising to the third floor, the stairs and landing are flooded with light from the cupola which is surrounded by beautiful, ornate plasterwork. This floor has a grand Master bedroom suite located to the rear of the property, with outstanding panoramic views over the historic Dean Village and to the Ochill Hills beyond. The en-suite bathroom includes a large whirlpool bath and separate shower unit. There are two further double bedrooms, one with an en-suite shower room and another with access to a dedicated shower room, this completes the accommodation on this level.

This magnificent house offers grand accommodation over four floors, ideal for family life and entertaining, making for the perfect West End home.

General Remarks

Fixtures and Fittings:

With the exception of the crystal chandelier in the entrance hall and lantern in the kitchen, all light fixtures and fittings are included within the sale price.

Services:

Gas central heating throughout with underfloor heating in the bathrooms. Mains water, mains drainage, gas, electricity. There are mains smoke detectors on each floor. An entry intercom system is fitted with handsets on each floor.

Postcode
EH3 7RY

Zone 1 permit holder parking is available

Outgoings:

Council Tax Band Category H

EPC:

D

Viewing:

By appointment through Rettie & Co, 1 India Street, Edinburgh EH3 6HA. Tel: 0131 220 4160.

Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

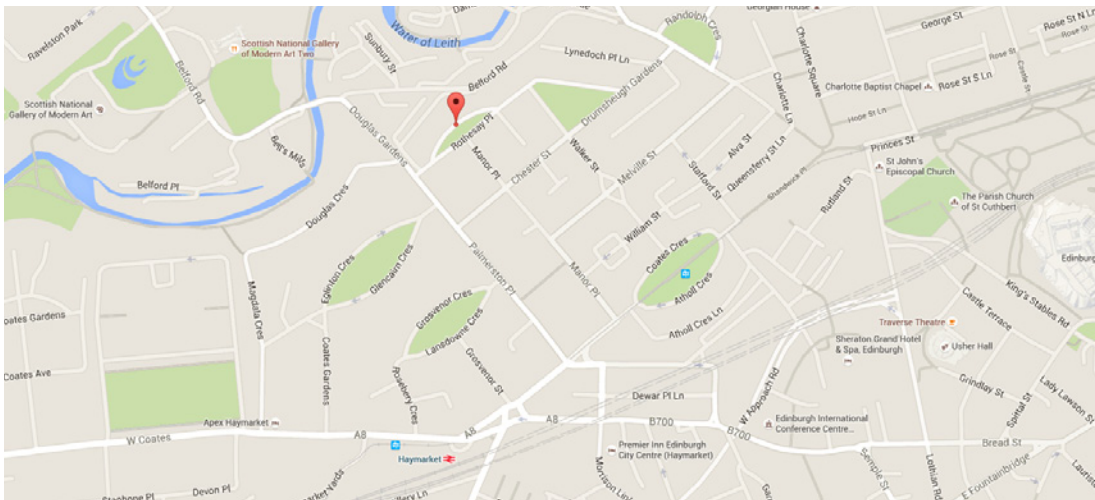
Particulars prepared August 2015 – First Issue





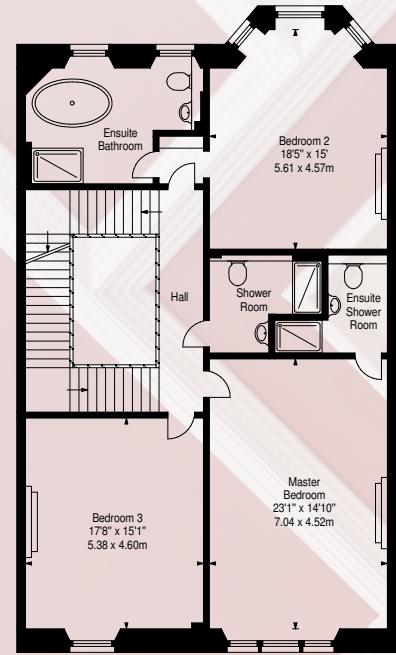




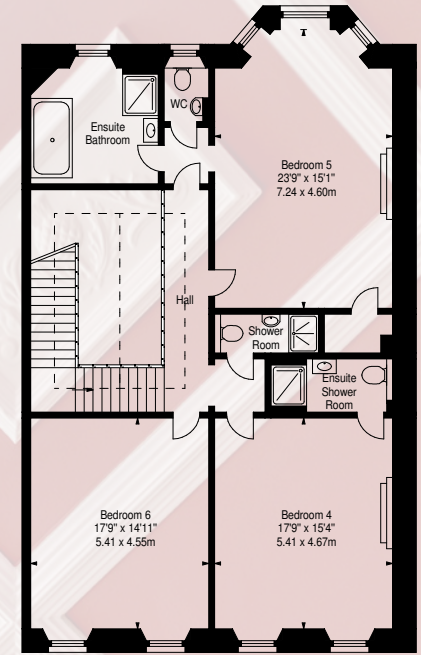


**Rothesay Terrace,
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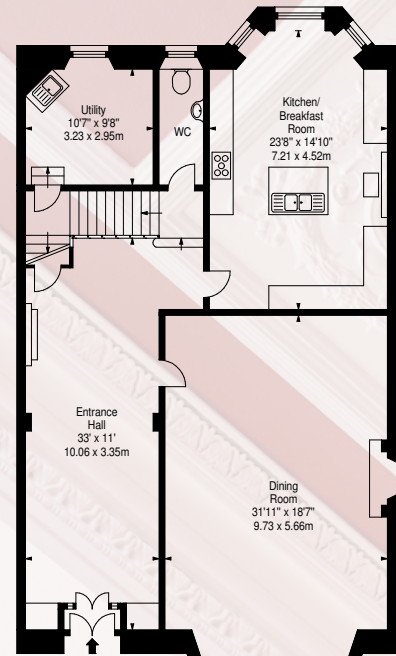
Approx. Gross Internal Area
6095 Sq Ft - 566.23 Sq M
For identification only. Not to scale.
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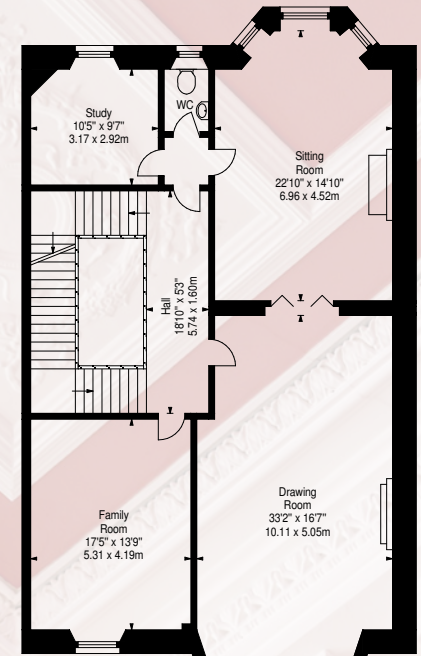
Second Floor



Third Floor



Ground Floor



First Floor



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