

10A Rothesay Mews

EDINBURGH, EH3 7SG



*Beautifully Presented One-Bedroom Mews
Property In Edinburgh's West End*



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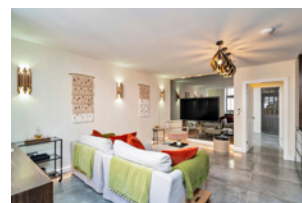


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McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom mews property, which comes to market in excellent condition, having been well cared for by the current owners.

KITCHEN/LIVING /DINING AREA



Inside, the property comprises a fully equipped kitchen/living/dining area, which makes the most of the space on offer. With a modern kitchen which boasts quartz work tops, integrated fan oven and induction hob as well as fridge freezer and dishwasher. The space offers ample space for various configurations of freestanding furniture.





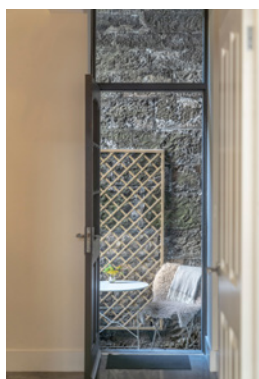
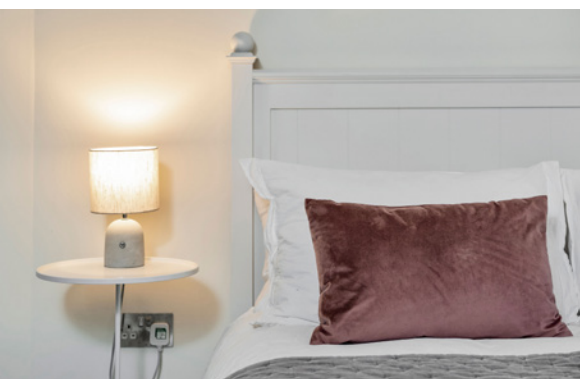
The home has one generous double bedroom which is fitted with integrated wardrobes and also provides access to the private rear terrace, which is an excellent space for a morning coffee or glass of something in the evenings due to being sheltered from the elements.

The bathroom is much like the rest of the property; it has been finished to the highest of standards and comes well-appointed with vanity storage, a three-piece bathroom suite with a shower fitted over the bath.

BATHROOM

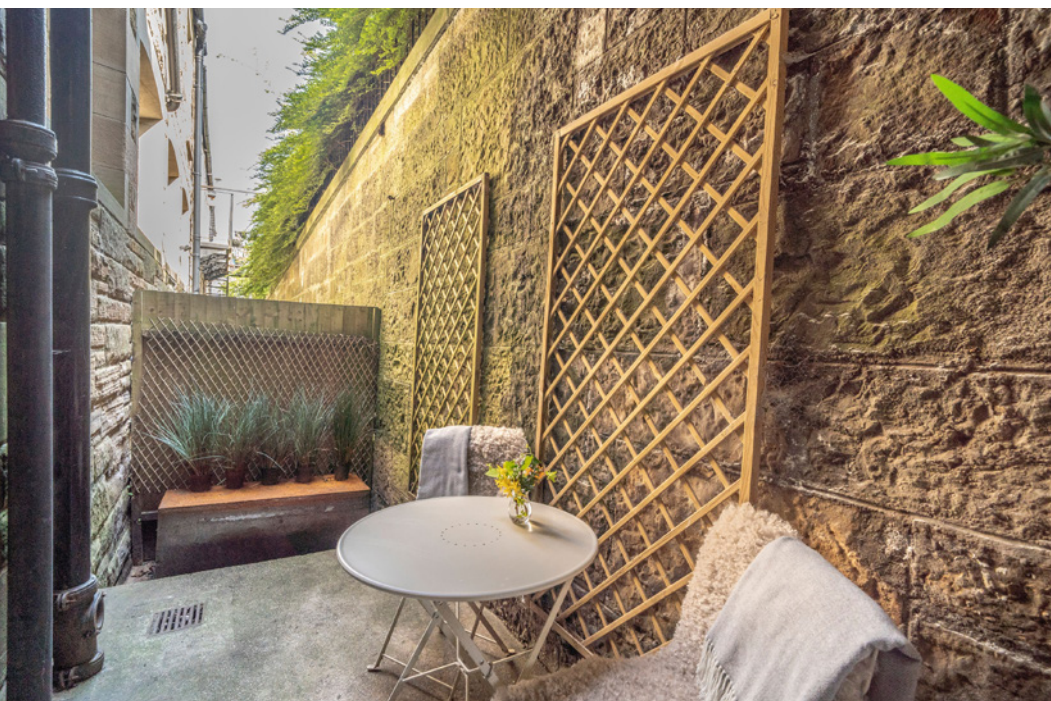


BEDROOM

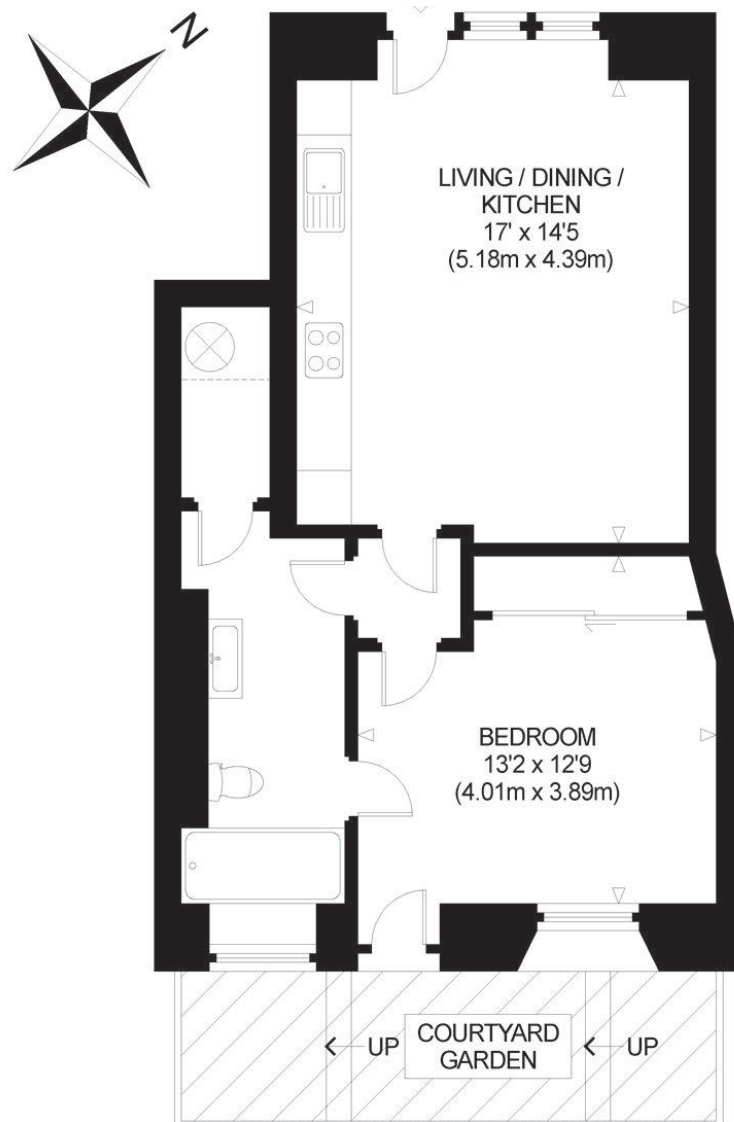


In addition to this, the property includes permit parking, double-glazed windows and further benefits from electric heating. Early viewing of this property is highly recommended.

EXTERNALS

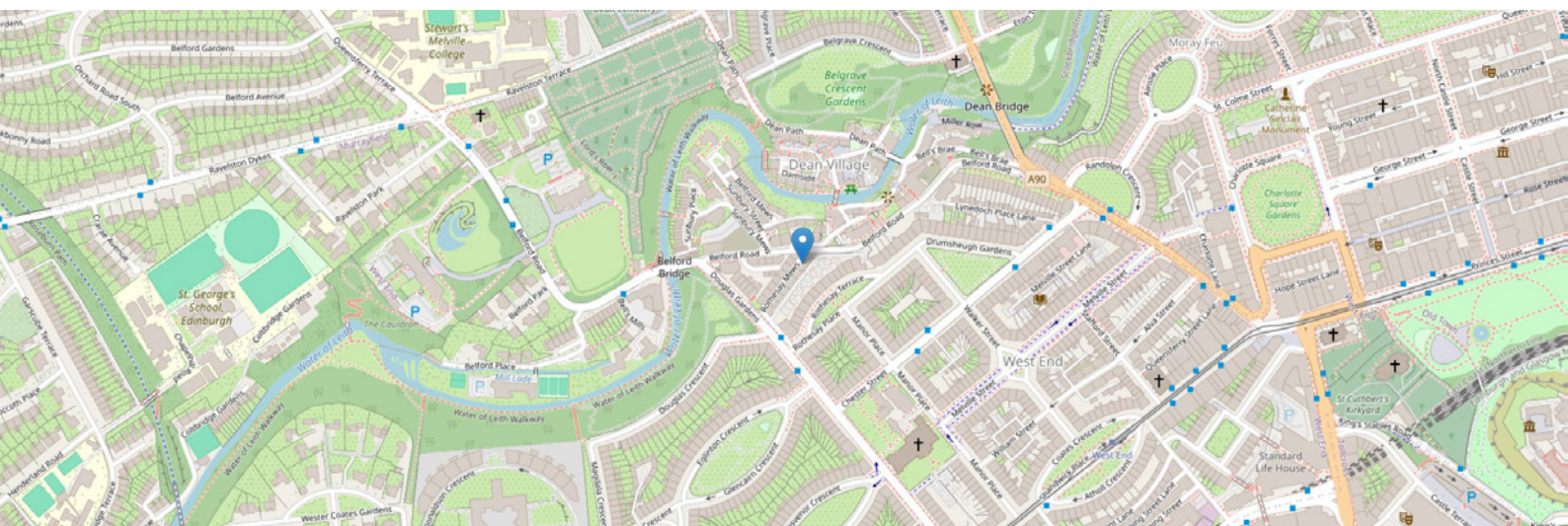


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 52m² (557 ft²) | EPC Rating: D



THE LOCATION

Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops, as well as truly extensive shopping facilities. The two magnificent squares, St. Andrew Square and Charlotte Square, are linked by George Street and along with Queen Street, they are home to Edinburgh's business world.





There is an endless variety of restaurants and bars with every possible taste in food catered for, hotels, theatres, and cinemas are all within easy reach in the West End and are, at most, a five-minute walk away. Art galleries and places of historical interest abound.

Small, local shopping centres are distributed all around the West End and New Town at places like William Street and Queensferry Road, and these supply all daily requirements adequately. These areas also provide their own local building society, banking and Post Office services.

Naturally, there are regular public bus services to all parts of the city and beyond, whilst Haymarket and Waverley Station provide an excellent train service to all parts of the country.



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