



Rothesay Place

, West End, Edinburgh, EH3 7SQ

Rental £4,995 pcm

6 bedroom Townhouse available 26 May 2025

60 Queen Street , Edinburgh, , EH2 4NA
enquiry@murrayandcurrie.com

0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Unfurnished
- * Featured Property
- * Fridge Freezer
- * Garden Private
- * Permit Parking
- * Shower

Situation

A generously proportioned, bright and spacious 6 bedroom townhouse, ideally situated in the highly desirable and sought-after West End of Edinburgh. This excellent period property offers generously proportioned accommodation over 4 levels and benefits from a private rear garden as well as central residents garden. The accommodation comprises: Ground Floor - spacious entrance hall, a stunning sitting room with decorative cornicing, family room/bedroom, WC. First Floor - a stunning and naturally lit drawing room with decorative cornicing overlooking the central gardens. Spacious kitchen to the rear of the building with an island, utility room and WC. Second Floor - Three double bedrooms, bathroom with shower over bath tub and a separate WC. Third Floor - Principle bedroom suite with en-suite bathroom and ample storage to the rear. Two double bedrooms to the front and storage cupboard. Lower Ground Floor - living room/family room with direct access to the garden. Kitchen with integrated appliances, WC and good storage. The grand property further benefits from excellent period cornicing, fire places, storage, south facing private garden, access to the residents central gardens for a nominal fee and residents permit parking. The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of

Property Ref: inst-9893

All measurements are approximate.

Further Information

The deposit required is £4,995

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Creation Date: 09/05/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656