



12A, ROTHESAY MEWS, EH3 7SG

STYLISH INTERIOR

EVERY ROOM HAS A UNIQUE AND STYLISH TOUCH



2 

1 

2 

80 SQ M



LIGHT, BRIGHT & AIRY

WEST FACING WITH CEILING VELUX WINDOWS

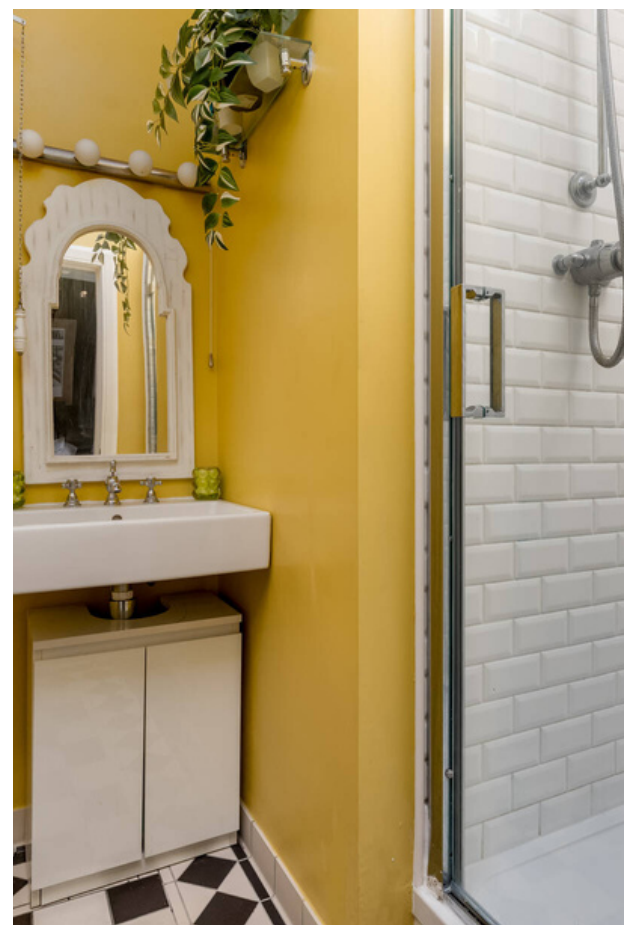


What's Included: Fridge/freezer, oven/nob, dishwasher, washing machine, carpets, shutters, light fittings.



BOLD & BEAUTIFUL

DESIGNER DECOR THROUGHOUT



SPACE TO RELAX

A TRANQUIL LOCATION IN THE WEST END



MEASURING UP

THE PERFECT LAYOUT & LOCATION



**Rothesay Mews,
Edinburgh,
Midlothian, EH3 7SG**

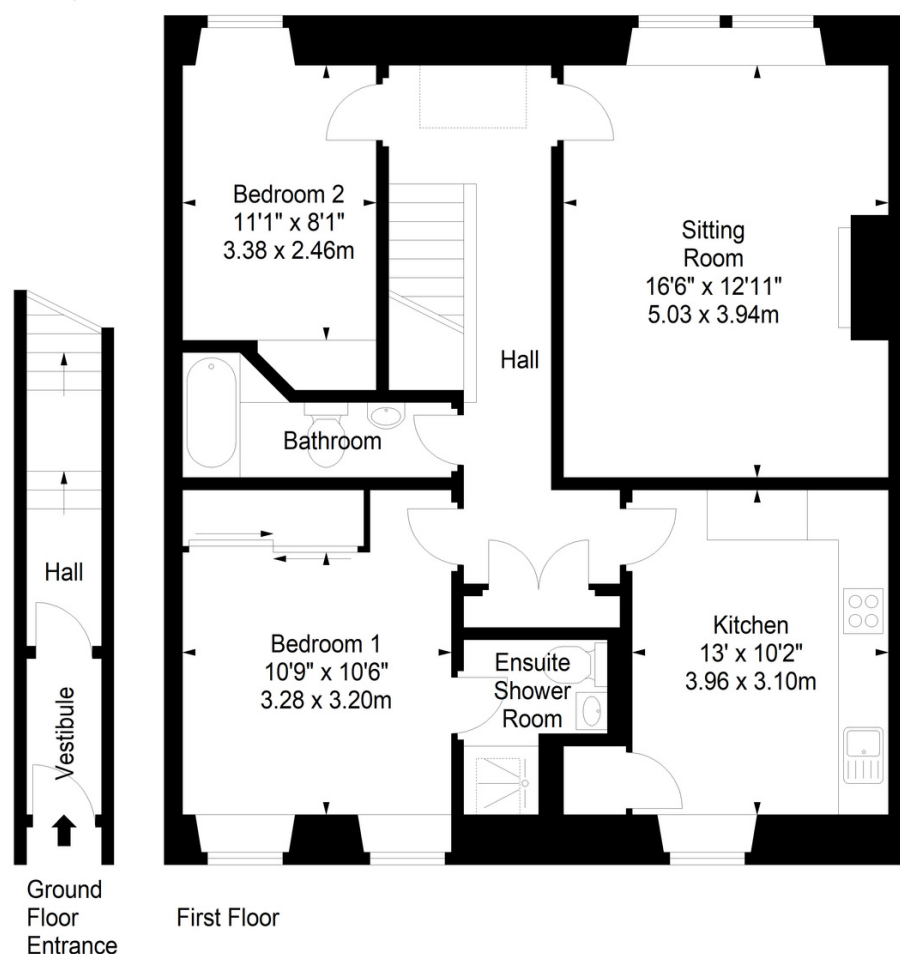


Approx. Gross Internal Area
909 Sq Ft - 84.45 Sq M
For identification only. Not to scale.
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THE INFORMATION PROVIDED in this schedule does not form part of any contract and the detailed facts and plans are neither warranted, nor to scale. All measurements are approximate and taken at the widest point.

Services supplied to and within the property, along with included white goods, gas and electric appliances have not been tested for efficiency or safety and therefore no warranty is given as to their compliance with any Regulations.



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I've really enjoyed living at 12a!
As part of a cul-de-sac, the flat is so lovely and quiet, and being a period property it has a really safe, solid and homely feel. The location is fantastic and with such lovely neighbours, I'll miss the community feel....

Liz

EPC RATING - E
COUNCIL TAX BAND - E
C LISTED / CONSERVATION AREA
PARKING: RESIDENT PERMIT/CONTROLLED ZONE 1
ACCESS TO DEAN GARDENS & DOUGLAS CRESCENT GARDENS (APP & FEE)



FIONA VERNON

DIRECTOR - MNAEA

Interested in viewing?

Get in touch with your preferred viewing time and date and we'll get back to you straight away.

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GETTING IN TOUCH.



UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.