

23 Rutland Square West End

EHI



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A collection of 5 luxurious flats in the heart of Edinburgh's West End.

Overview

The building situated on Rutland Square forms part of a charming Georgian building, located right in the heart of Edinburgh's West End. These apartments have undergone an extensive refurbishment in recent years by Sundial properties, resulting in the creation of five stunning properties. Whilst benefitting from the traditional proportions and character of the building, these properties have been modernised and refurbished to a very high standard. Many of these flats benefit from beautiful views across the Rutland Square private gardens.

The properties benefit from excellent natural light from the large original sash and case windows, stylish contemporary bathrooms, generously proportioned bedrooms and practical storage spaces. They also benefit from access to the private residents gardens with a small annual fee.

Perfectly situated for city living professionals, these stylish apartments would also appeal to those looking for a pied à terre or investment opportunity.





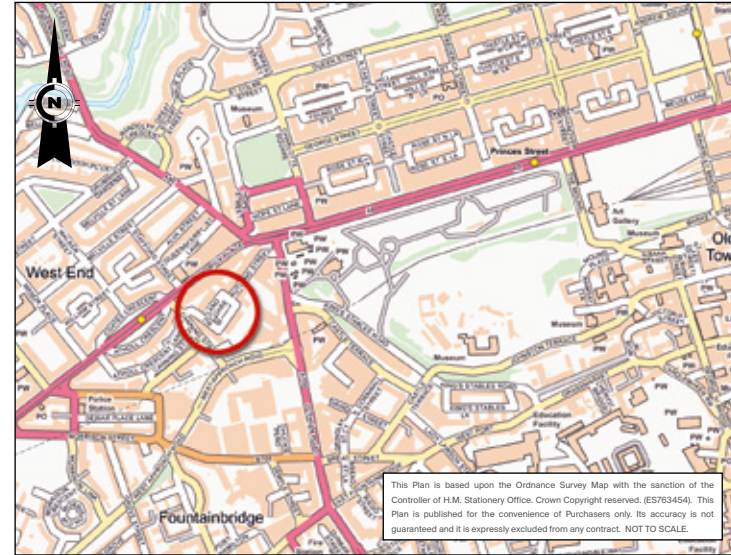
Location

Located in the heart of Edinburgh, Rutland Square occupies a wonderful central position, with the historic beauty of the capital on its doorstep. The area is moments from the New Town and the West End. Within a few minutes' walk are the main commercial and retail areas of Princes Street, George Street, Charlotte Square and St. Andrew Square, in addition to Edinburgh University.

Locally, there are numerous independent shops, supermarkets and an excellent array of restaurants, cafés and bars, with a weekly farmers' market a few moments away. Many of Edinburgh's entertainment venues are close by, including The Usher Hall and Traverse and Lyceum Theatres, as well as the Kings Theatre and the Edinburgh Filmhouse. Princes Street Gardens and Edinburgh Castle are a short walk away.

The two main rail hubs, Haymarket and Waverly Stations, are both close at hand, as well as tram and bus services to many parts of the city.

There is also private access available to Rutland Square gardens with a small annual fee.





Flat 1

A wonderful 2 bedroom garden flat.

The spacious entrance hall gives an immediate sense of space. To the rear of the building is the recently refurbished and impressive open plan living / kitchen / dining area, a perfect space for entertaining guests. The spacious dining area benefits from glass bi-fold doors which lead out to the private terrace, ideal for alfresco dining in the summer months. Additionally off the kitchen, is a separate, practical utility room.

Adjacent is the family bathroom; a luxurious white suite with a bath and overhead shower. There are two bedrooms in total; the master bedroom benefits from a modern en suite shower room and both bedrooms have added storage comprising of built in wardrobes. Completing the accommodation is a hallway storage cupboard as well as two external dry-lined cellars.



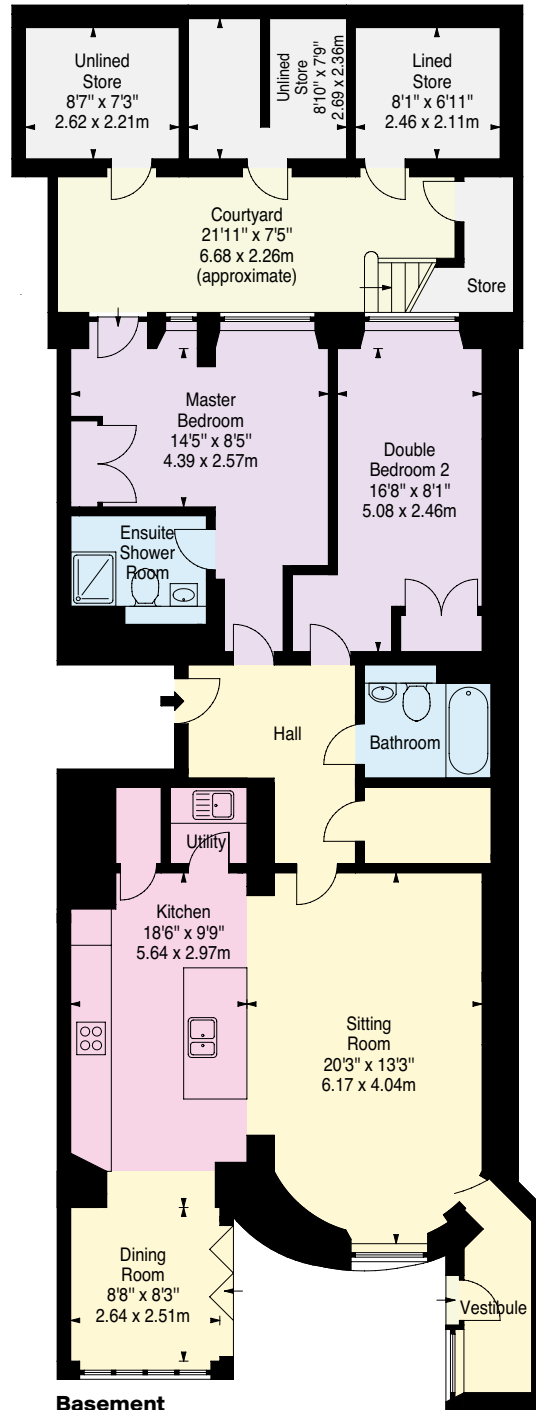
Flat 1



Flat 1

**Approximate Gross Internal Floor Area
1146 Sq Ft - 106.46 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Flat 2

A handsome 1 bedroom ground floor flat.

This is a wonderful ground floor flat entered off the attractive entrance lobby of the building. It is immediately evident that the property is in excellent condition and has been well-maintained by the current owner. To the front of the building, there is a spacious sitting room with two beautiful sash and case windows which floods the space with natural light. This stunning room is ideal for entertaining and features an attractive fireplace and intricate corning.

The well-proportioned double bedroom is to the rear of the property and benefits from built-in wardrobes as well as a large en suite with a separate bath and shower.

Adjacent is the kitchen and is of smart, contemporary design and features high quality fixtures and fittings, as well as ample storage. There is a separate WC and cupboard located off the central hallway.



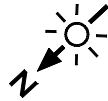
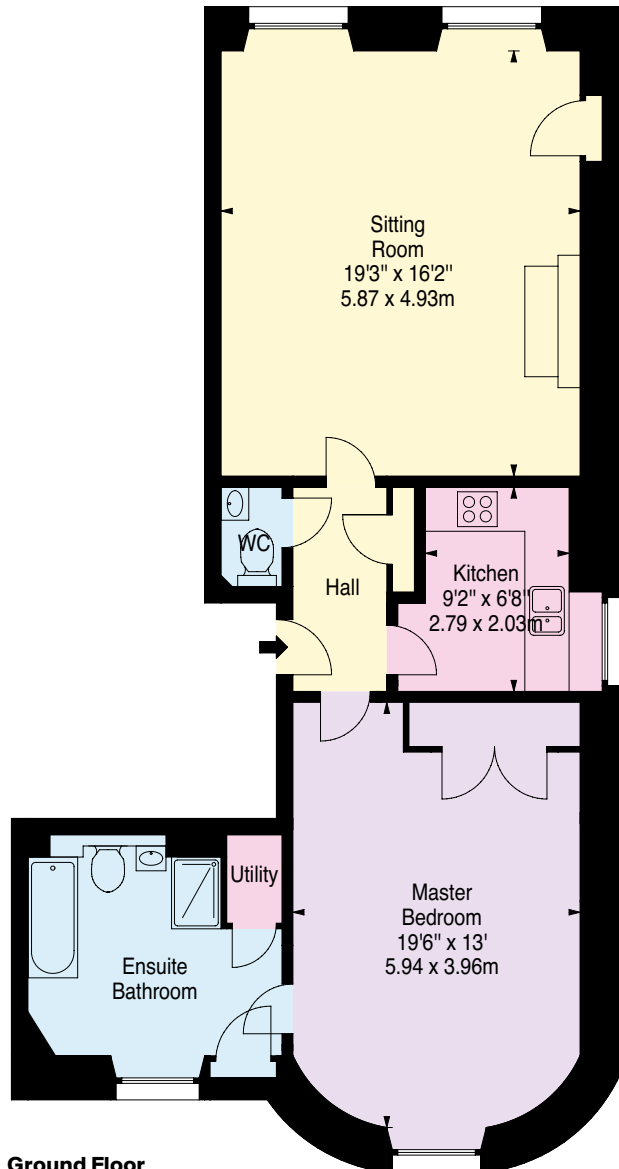
Flat 2



Flat 2

Approximate Gross Internal Floor Area
842 Sq Ft - 78.22 Sq M

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Ground Floor



Flat 3

An exceptional 2 bedroom first floor flat.

Occupying the first floor, this is a beautifully bright flat which benefits from stunning outlooks over Rutland Square Gardens. This flat features an attractive sitting room and separate kitchen-dining room situated to the rear of the building. The living area features elaborate cornice work, a charming curved wall and a large sash and case window overlooking a quiet surrounding. The high specification kitchen is contemporary in style with marble work surfaces, all fitted appliances and space for a dining table, ideal for entertaining guests.

To the front of the property sits the bedrooms; the master benefits from two large windows which bathe the room in natural and has direct views of the square gardens, this bedroom also comprises an en suite shower room. The second bedroom benefits from large built in storage. Adjacent, is the contemporary family bathroom; a white suite with bath and overhead shower.

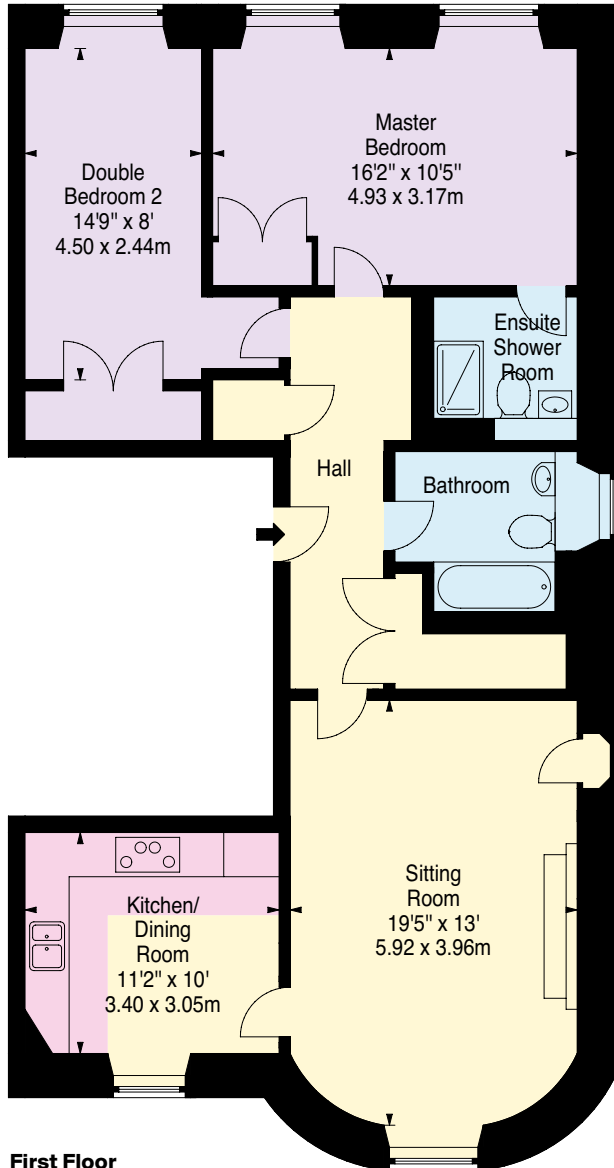
Flat 3



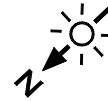
Flat 3

Approximate Gross Internal Floor Area
984 Sq Ft - 91.41 Sq M

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First Floor





Flat 4

A spacious 2 bedroom, second floor flat.

A similar to the floor below, flat 4's stunning living room is situated to the rear of the property and the large sash and case windows flood the room in an abundance of light. The glass double doors leading to the high specification kitchen is contemporary in style with marble work surfaces, all fitted appliances and space for a dining table, ideal for entertaining guests.

To the front of the property sits the bedrooms; the master benefits from two large windows which bathe the room in natural and has direct views of the Square gardens, this bedroom also comprises an en suite shower room. The second bedroom also benefits from built in storage. Adjacent, is the contemporary family bathroom; a white suite with bath and overhead shower.



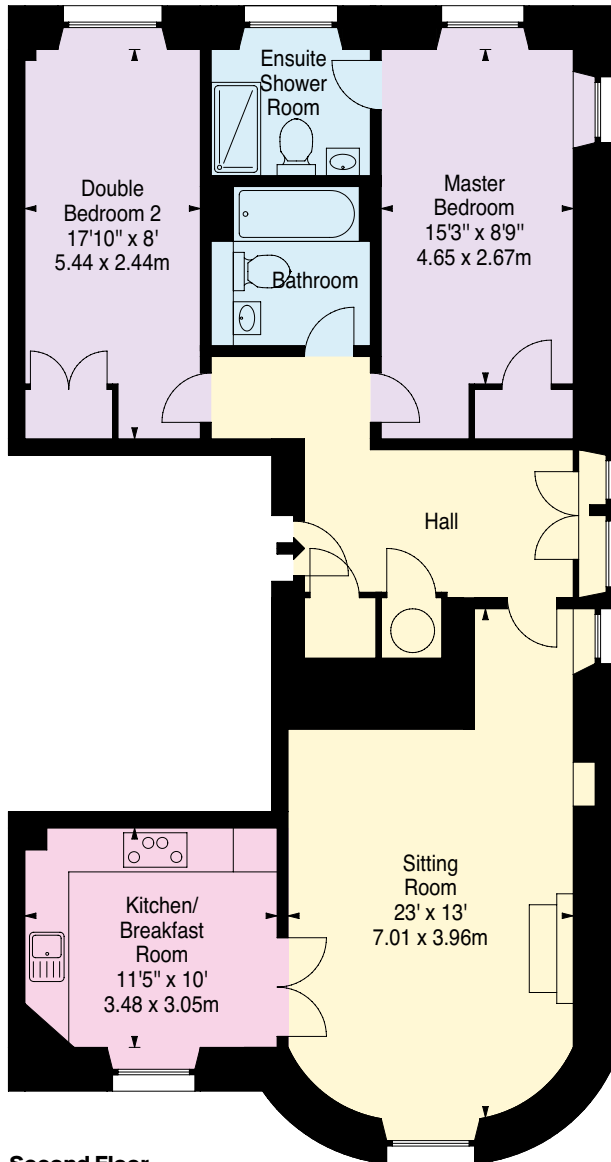
Flat 4



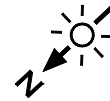
Flat 4

Approximate Gross Internal Floor Area
956 Sq Ft - 88.81 Sq M

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Second Floor





Flat 5

A well-proportioned 2 bedroom, third floor flat.

This beautifully finished 2 bedroom property is entered via the immaculate and refurbished stairwell. On entering the apartment, both the bedrooms and the family bathroom are towards the front of the property. Both bedrooms contain practical, built in storage space and the master also benefits from an en suite shower room. Located to the rear of the property is the large open-plan living-kitchen space; perfect for entertaining guests. The kitchen is of a smart, contemporary design and features high quality fixtures and fittings, as well as ample storage. There is an additional study space within the open-plan living area, offering a flexible space for working from home or studying. With generous space in the entertaining areas, along with beautiful views from the bedrooms, this makes for a stunning flat in an exquisite location.

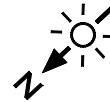
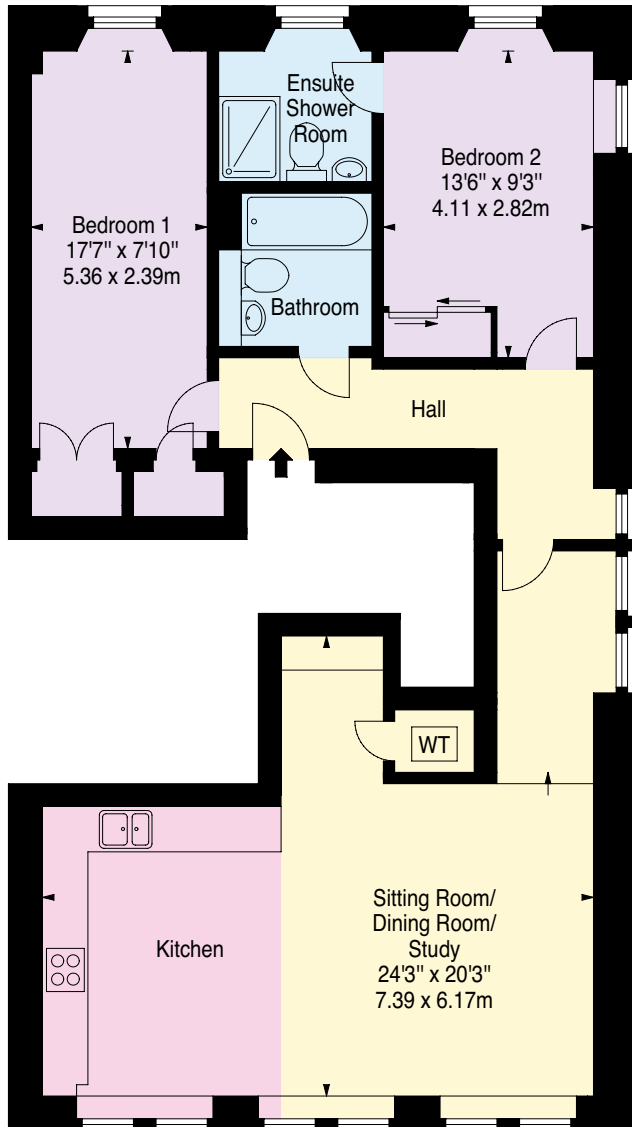
Flat 5



Flat 5

Approximate Gross Internal Floor Area
910 Sq Ft - 84.54 Sq M

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Third Floor



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I would be delighted to tell you more.

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