



Rutland Square  
West End, Edinburgh

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A stylish two-bedroom apartment in a sought-after period building, set in a coveted Edinburgh West End position

A beautifully appointed apartment in a handsome Category A Listed building on sought-after Rutland Square in Edinburgh's vibrant West End. The apartment features elegant styling and décor, combined with modern fittings - looking on to the beautiful communal gardens of Rutland Square.



**ONE RECEPTION ROOM**



**TWO BEDROOMS**



**TWO BATHROOMS**



**OFF STREET PARKING SPACE**



**RESIDENTS GARDEN**



**FREEHOLD**



**CITY CENTRE**



**940 SQ FT**



**OFFERS OVER £525,000**



### The property

This highly attractive two-bedroom apartment is set on the second floor of a Category A Listed period building, dating from around 1830 and designed by renowned Edinburgh architect John Tait. The apartment offers light, airy and stylish living space with several original details, including large sash windows, ceiling cornicing and cast-iron column radiators, alongside high-quality modern fittings and clean, neutral décor.

The main reception room is the open-plan kitchen, sitting area and dining area, which extends to 25ft and features three sash windows welcoming plenty of natural light and affording views across the garden square. There is wooden flooring and space for both a seating area and a family dining table, while the kitchen features modern fitted units to base and wall level, offering plenty of storage, as well as a breakfast bar, mirrored back splashes and integrated appliances by Siemens, including an oven, an induction hob and

an extractor hood. The room is ideal for entertaining or simply relaxing as a family.

There are two well-presented double bedrooms, both of which benefit from built-in storage and large southeast-facing sash windows and feature neutral décor. The principal bedroom features an en suite shower room, while the apartment also has a main bathroom with an over-bath shower, with both the bathroom and en suite shower room fitted with modern suites.

The apartment building also offers splendid communal areas, including the grand hallway and sweeping staircase, which is beautifully maintained and presented. A skylight is set into the ceiling above the stairwell, bringing plenty of natural light to the space.



## Outside

The building is situated in a sought-after location on Rutland Square. Private parking is available in the dedicated carpark to the rear of the building, where there is an allocated space for the apartment. Around Rutland Square and along Rutland Street there is a mix of metered and Resident Permit parking.

The residents' gardens at the heart of the square offer a splendid escape from the hustle and bustle of the city, with its well-kept lawns, winding pathways, benches and mature trees, spring flowers and border hedgerows. There is further splendid green space to enjoy nearby in the famous Princes Street Gardens.

## Location

The West End area is one of Edinburgh's most desirable neighbourhoods, with its historic landmarks and collection of handsome period buildings. Edinburgh holds its status as one of Britain's most significant historic cities, with its stunning castle and beautiful period architecture. The property is perfectly

placed to access all the city's first-class amenities, leisure and shopping facilities, while both Haymarket and Edinburgh Waverley mainline stations are within easy reach. The city also boasts access to some of the finest schooling Scotland has to offer, with a superb choice of state or independent schools.



## Distances

- Edinburgh city centre 0.1 miles
- Edinburgh airport 7 miles
- Glasgow 44 miles

## Nearby Stations

- Edinburgh Waverley
- Haymarket

## Key Locations

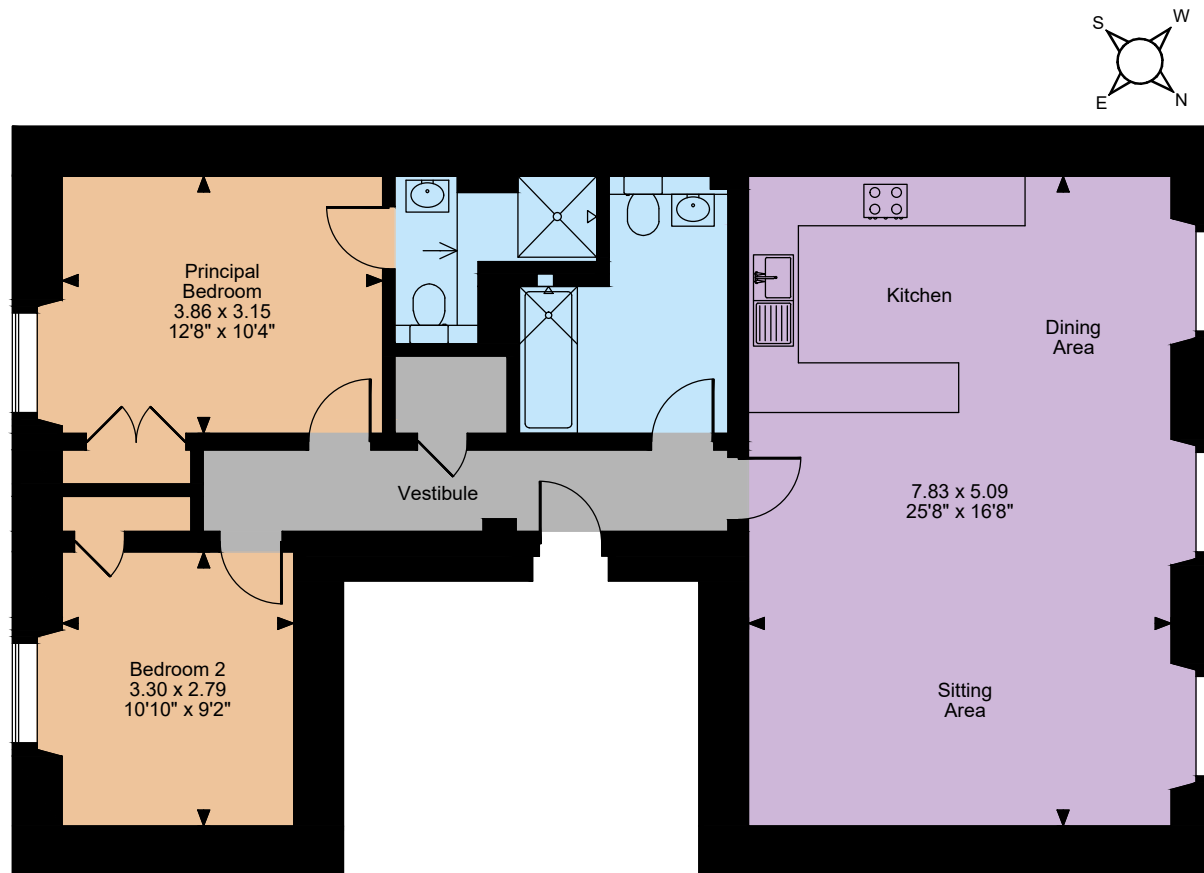
- Edinburgh Castle
- Princes Street
- George Street
- St James Quarter
- The New Town
- Stockbridge
- Usher Hall
- Lyceum Theatre

## Nearby Schools

- Tollcross Primary School
- James Gillespie's High School
- George Heriots School
- Stewart's Melville College
- The Mary Erskine School
- Edinburgh Academy







**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8653229/PPP



### Floorplans

Internal area 940 sq ft (87 sq m)

For identification purposes only.

### Directions

EH1 2AS

**what3words:** ///groups.ramp.drove brings you to the parking space

### General

**Local Authority:** Edinburgh City Council

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** Band C

**Fixtures and Fittings:** All white goods, carpets and light fittings are included (not standalone wine fridge). Some furniture available by separate negotiation.

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

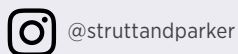
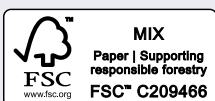
## Edinburgh

76 George Street, Edinburgh EH2 3BU

**0131 226 2500**

edinburgh@struttandparker.com  
struttandparker.com

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

