



# 19

**19 ROYAL TERRACE MEWS  
CALTON  
EDINBURGH  
EH7 5BZ**

This charming and rarely available mews home is set within a peaceful cobbled cul-de-sac which forms part of the boundary of Edinburgh's renowned Regent Gardens.

Reception hall, sitting room, open plan dining room, kitchen, three bedrooms and bathroom. Access to 12 acres of landscaped parkland.



## GENERAL DESCRIPTION

This charming and rarely available mews home is set within a peaceful cobbled cul-de-sac which forms part of the boundary of Edinburgh's renowned Regent Gardens. The property's well presented accommodation comprises – reception hallway; attractive sitting room with twin front facing windows and feature fireplace; good sized open plan dining room overlooking Regent Gardens, kitchen displaying stylish units with garden facing window; three bedrooms with bedroom one peacefully set overlooking Regent Gardens; stylish bathroom with separate shower and window to the gardens. The property's specification includes gas central heating. Externally there is access to the private Regent Gardens, subject to a modest annual fee, which feature 12 acres of beautifully maintained parkland, a tennis court, children's play area and spectacular views of the city.

## SITUATION

Royal Terrace Mews is located within the very heart of the historic Georgian district of Edinburgh and lies a short walk from Princes Street, George Street and St Andrew Square. The New Town is world renowned for its architecture and the quality of city centre living it offers, with a wonderful and varied choice of excellent local amenities that include art galleries, shops, restaurants, theatres, bars and bistros. The New Town has some of the finest and least spoilt Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh in which to live. The city boasts an impressive choice of schools, including The Edinburgh Academy, Fettes College, St. George's School for Girls, Erskine Stewart's Melville Schools, Merchiston Castle School, Loretto School and George Watsons College.





## ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM	14'5" x 10'3"	4.39m x 3.14m
DINING ROOM	12'1" x 8'9"	3.69m x 2.67m
KITCHEN	12'2" x 8'0"	3.71m x 2.44m
BEDROOM ONE	11'8" x 9'1"	3.56m x 2.79m
BEDROOM TWO	10'5" x 8'9"	3.18m x 2.68m
BEDROOM THREE	11'10" x 6'1"	3.62m x 1.87m
BATHROOM	7'10" x 7'10"	2.39m x 2.39m

## ENTRY

By Arrangement.

## PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or [www.espc.com](http://www.espc.com)

## ENERGY EFFICIENCY RATING: D





Modern thinking for

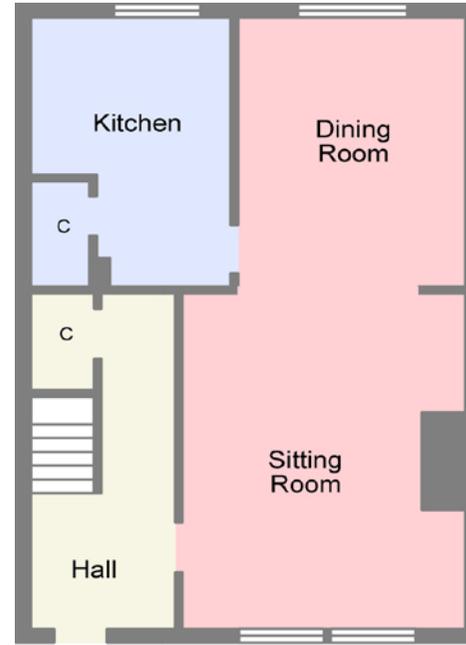


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**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



**Ground Floor**



**First Floor**

**19 Royal Terrace Mews**  
Schematic Diagram only - Not to scale