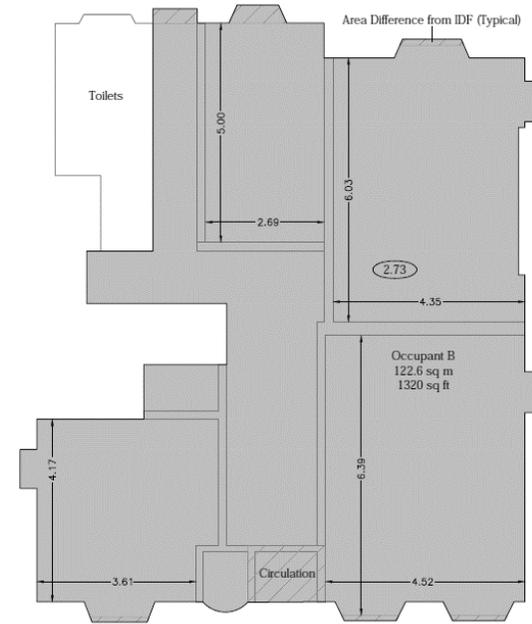


31A RUTLAND SQUARE, EDINBURGH



[INDICATIVE ONLY]

COMING SOON 1,280 SQ FT OFFICE TO LET

The lower ground floor office suite within this spectacular townhouse on Edinburgh's prestigious Rutland Square will be available from the end of August and will offer self-contained office accommodation comprising 4 rooms, a kitchen area, 2 WCs and a private garden space to the rear.

Key Features:

- Excellent west end location
- Prestigious business address
- Private garden space to the rear
- Equidistant to both Haymarket and Waverley train stations

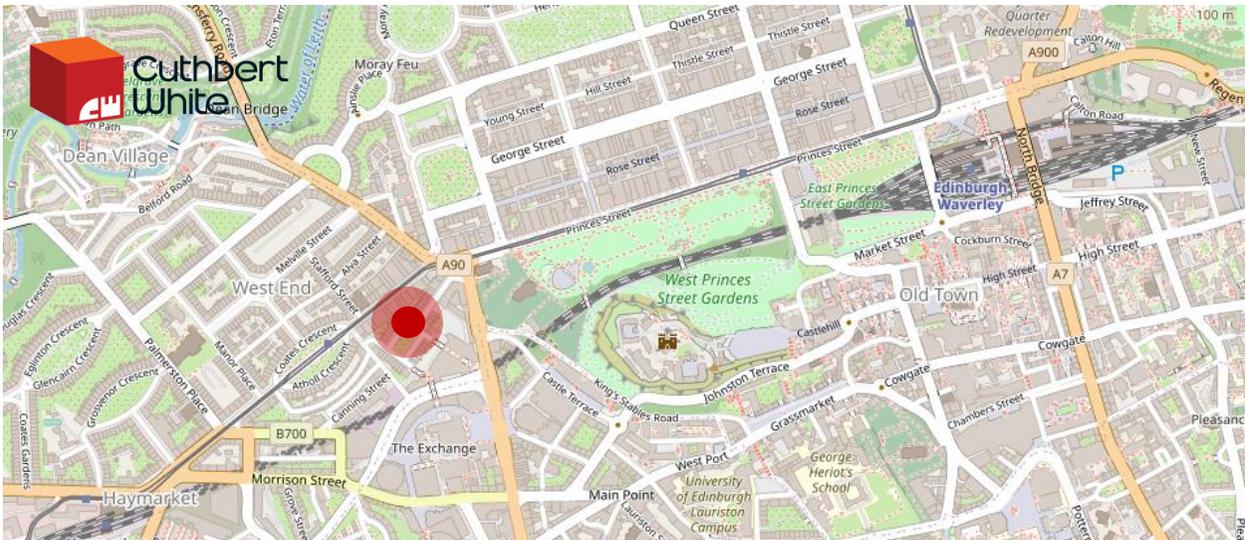
Viewing & Further Information:



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