



ROTHESAY RESIDENCE, EDINBURGH

This project is the conversion into luxury private apartments of three B-Listed 19th Century townhouses in Edinburgh's New Town.

The properties have been extensively refurbished throughout to repair the building fabric and convert them to self-contained "boutique hotel" style apartments suitable for contemporary living within the historic shell

The work included the removal of unsympathetic modern alterations from the previous hotel use, such as an obsolete lift, unsightly external fire escape stairs, and poorly planned insertions such as ensuite WC within main rooms.

The principal first floor reception rooms have been reinstated, and throughout there is a dynamic contrast between the modern styling of new kitchen and bathroom fittings and the detailing of new elements such as fireplace surrounds, staircases and cornices all designed to complement the surviving original period features.

In addition, the existing dilapidated extensions to the rear of the properties, previously used as kitchen and service spaces, have been transformed by the rebuilding of the stonework and by the addition of new patio doors and frameless glass walls and rooflights, to provide these basement level apartments with spacious, naturally lit open plan lounges and kitchen areas, opening onto the rear garden.

Images : courtesy of The Chester Residence

Interior Design : Ian Forbes Architects and
Ambiance Interior Design

Client: Rothesay Residence
Value: £2 million
Completion: 2009