

# 17B YORK PLACE

NEW TOWN, EDINBURGH, EH1 3EB

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*Third/top-floor flat forming part of a handsome A-listed Georgian tenement building in the New Town, within its conservation area and boasting one of the city's most desirable postcodes, enjoying three bedrooms, a large living room, a dining kitchen, and two bathrooms.*



CULLERTON'S



# CULLERTON'S

WELCOME TO CULLERTON'S  
THE ETHICAL PROPERTY  
PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

## AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2020-2021



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2021-2022



The Herald  
PROPERTY  
AWARDS FOR  
SCOTLAND  
2021  
WINNER  
ESTATE AGENCY  
OF THE YEAR  
2021-2022

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THIRD/TOP-  
FLOOR FLAT IN  
THE NEW TOWN



PART OF AN  
A-LISTED GEORGIAN  
TENEMENT  
BUILDING WITH  
BEAUTIFULLY  
PRESENTED,  
MODERN INTERIORS



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**Living room - A generous space for relaxing and entertaining** - The wonderfully bright and spacious living room is illuminated by a trio of large windows overlooking the street below...

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**Bedrooms - Spacious and flexible sleeping areas** - The flat's three double bedrooms echo the generous proportions and attractive presentation of the preceding accommodation, with neutral décor and fitted carpets for optimum comfort underfoot...

## General Features

Third/top-floor flat in the New Town  
Part of an A-listed Georgian tenement building  
Within the New Town conservation area  
Beautifully presented, modern interiors

## Accommodation Features

Secure (video) shared entrance stairwell  
Welcoming hall with large built-in cupboard  
Generous, light-filled living room  
Attractive dining kitchen  
Principal bedroom with en-suite shower room  
Two further large double bedrooms  
Stylish family bathroom with shower-over-bath  
Gas central heating  
Secondary glazing throughout (except kitchen)

## External Features

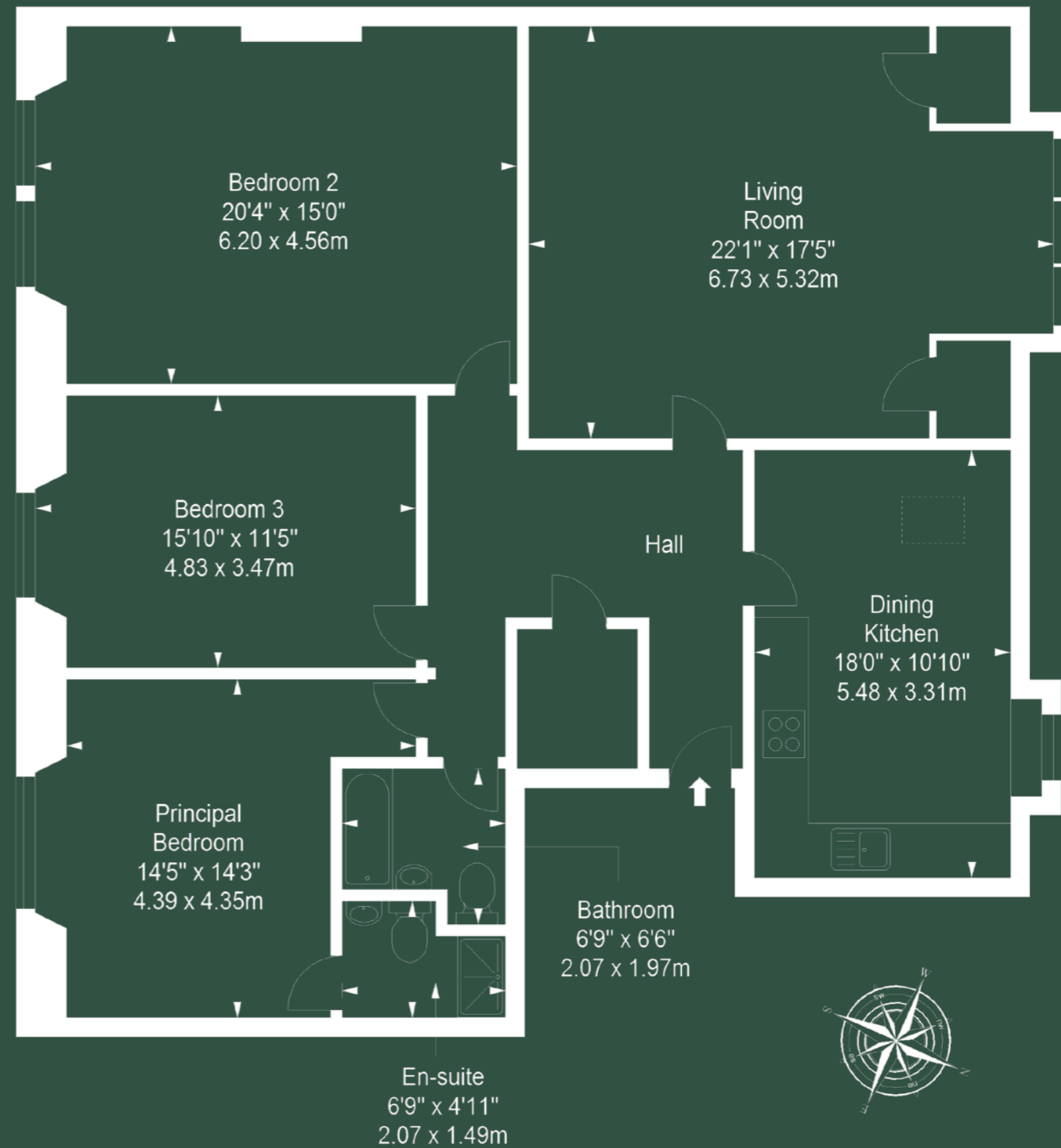
Shared storage space in stairwell  
Access to Queen Street Gardens East (subject to modest annual fee)  
Private parking space on North Clyde Street Lane

## VIEWING ARRANGEMENTS

BY APPOINTMENT TELEPHONE  
CULLERTON'S ON 0131 225 5007

HR VALUE £540,000  
EPC RATING - C

Third Floor  
Approx. 144.9 sq. metres (1559.7 sq. feet)



Total area: approx. 144.9 sq. metres (1559.7 sq. feet)

# Welcome to 17B YORK PLACE

This three-bedroom third/top-floor flat forms part of a handsome, A-listed Georgian tenement building in the New Town, within its UNESCO World Heritage Site conservation area. The flat has been tastefully and sympathetically modernised and offers beautifully presented, contemporary interiors enhanced by neutral décor. It benefits from a quiet position despite its location, as well as having unrivalled amenities on the doorstep and within enviable easy reach and the east to west cycle path at the front door, sure to appeal to a wealth of buyers.

The flat's front door is approached via a secure shared entrance (with a video intercom) and stairwell, and you are welcomed inside by a generous central reception hall with a large, walk-in storage cupboard and space for furniture items. The hall immediately sets the tone for the interiors to follow with pared-back décor and warmly toned wood-styled flooring.



# Living room



## A GENEROUS SPACE FOR RELAXING & ENTERTAINING



The wonderfully bright and spacious living room is illuminated by a trio of large windows overlooking the street below, and a generous footprint allows for various lounge furniture configurations, alongside a seated dining area and even a home office/study setup, if required. The room is perfect for both everyday life and entertaining alike, and is enhanced by the same décor and flooring as the hall.

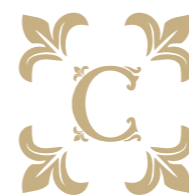


## *Dining kitchen*

### WELL-APPOINTED WITH SPACE FOR DINING

The kitchen is fitted with a good selection of modern, wood-styled wall and base cabinets, framed by granite-inspired worktops and mosaic splashback tiling, with integrated appliances comprising a double oven, an electric hob, an extractor hood, and a fridge/freezer, whilst an undercounter

washing machine is included. Space is provided for a breakfast bar or dining table, depending on the new owner's needs, catering for morning coffee, busy weekday breakfasts, and socialising while cooking.

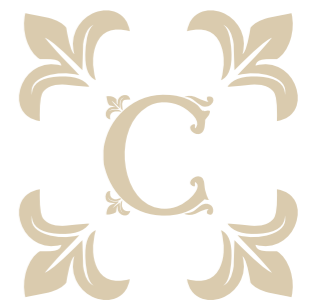


# Bedrooms



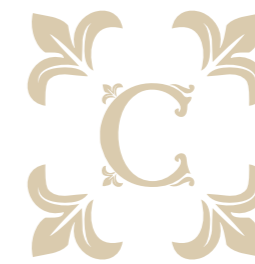
## SPACIOUS AND FLEXIBLE SLEEPING AREAS

The flat's three double bedrooms echo the generous proportions and attractive presentation of the preceding accommodation, with neutral décor and fitted carpets for optimum comfort underfoot. The principal bedroom is supplemented by an ensuite shower room and the second bedroom offers a particularly spacious footprint for arrangements of furniture. The smaller two bedrooms offer flexibility for an additional home office setup if required – perfect for those requiring a quiet space to work or study from home.





## Bathrooms



### BEAUTIFULLY STYLED, CONTEMPORARY WASHROOMS

*The principal bedroom's en-suite shower room and the family bathroom are identically styled with the same chic wall and floor tiling.*

The en-suite comprises a double enclosure with a rainfall showerhead, a WC-suite, and excellent vanity storage, whilst the bathroom comes complete with a bath with an overhead shower and a glazed screen, a basin set into storage with a mirrored vanity cabinet above, and a WC.

The property also has a large attic with potential for conversion, subject to the correct permissions.

The home is kept warm by a gas central heating system and the windows all have secondary glazing (except the kitchen).





## *Externals & parking*

*The flat benefits from access to Queen Street Gardens East, subject to a modest annual fee. It also comes with a private parking space on North Clyde Street Lane.*

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Most furniture is also available, via discussion with the seller.





**C**  
17B YORK PLACE



## NEW TOWN

Nestled in the heart of the New Town, the property enjoys a prime location in one of Edinburgh's most prestigious postcodes. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafés, fashionable bars, and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art, and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Garden are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. For commuting to any part of the city or other parts of the country, the area offers an abundance of public transport services. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.

### SCHOOLS

State Schools: Broughton Primary School, St Mary's RC Primary School, Drummond Community High School, St Thomas of Aquin's RC High School

Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

### TRANSPORT

Bus – All London Road, Leith Walk and Elm Row stops, 100 Airport

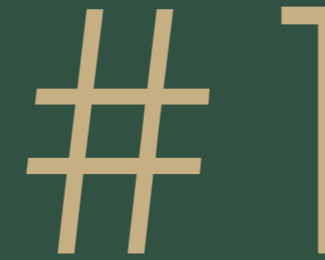
Tram Stop – St Andrew Square (0.2 miles, 3-min walk)

Train Station – Waverley (0.3 miles, 6-min walk)

Airport – Edinburgh International (8 miles)

### UNIVERSITY

University of Edinburgh



COSMOPOLITAN LOCATION  
CLOSE TO WORLD-CLASS  
SHOPPING AND CULTURAL  
ATTRACTIONS

### LOCATION



City Centre

### CULTURE



Scottish National

Gallery & Scottish

National Portrait

Gallery, Edinburgh

Playhouse



### SPORTS

The Grange Club,  
Edinburgh Academicals  
Sports Grounds, Bannatyne  
Health Club, Nuffield  
Health Fitness &  
Wellbeing Gym

### FOOD & DRINK

Restaurants, Fine  
Dining, Boutique &  
5-star Hotels, Artisan  
Cafés, Traditional  
Pubs & Bars

### PARKS

Princes Street  
Gardens, Queen Street  
Gardens, Calton Hill,  
Royal Botanic Garden  
Edinburgh, Royal  
Circus Gardens



## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



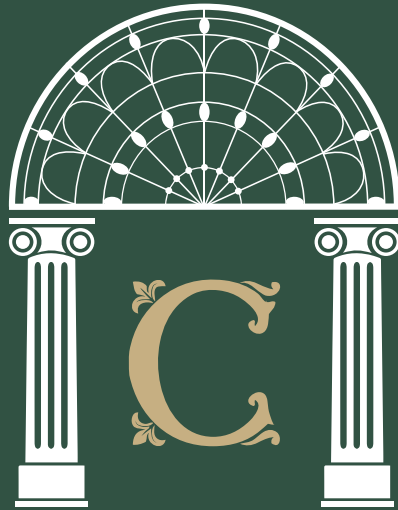
### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



# CULLERTON'S

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**SCOTLAND  
PRESTIGE AWARDS**

ESTATE AGENCY  
OF THE YEAR

2020-2021



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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.