

S T. JAMES

TOWNHOUSES

EH15 1AZ



St. James Townhouses

2A ROSEFIELD PLACE

Part of a new luxury conversion of a B-listed Gothic church, this stunning four/six-bedroom townhouse is a substantial family home which covers over 2,644 square feet, providing significant accommodation and a picturesque coastal lifestyle in highly sought-after Portobello.

GENERAL FEATURES

- A spectacular new townhouse conversion
- Covering over 2,644 square feet
- Part of a B-listed former church
- In the Portobello conservation area
- All-new fixtures and fittings throughout
- EPC Rating - B | Home Report Value - £975,000

ACCOMMODATION FEATURES

- Reception room and hall with storage
- Open-plan living room and Häcker German kitchen
- Dining room with garden access
- Large drawing room or Principle Bedroom
- Versatile mezzanine-style gallery
- Four further spacious and airy double bedrooms
- Brand-new Burlington bathroom with a four-piece suite
- Three brand-new Burlington en-suite shower rooms
- Brand-new gas central heating system
- Double-glazed windows throughout

EXTERIOR FEATURES

- Fully-enclosed rear garden laid to lawn
- Generous private residents' parking

CONTENTS

A spectacular new townhouse conversion	06-07
The interiors	09-23
Gardens & parking	24-25
The floorplan	26-27
Portobello, Edinburgh	28-31



St James Townhouses, 2A Rosefield Place

A SPECTACULAR NEW TOWNHOUSE CONVERSION

Spread across four levels, this exclusive townhouse forms part of a new luxury conversion of a B-listed Gothic Church (built in 1910-12). The incredible family home has an abundance of space, boasting multiple reception rooms and four/five double bedrooms. It also has configurations to increase the sleeping quarters to six, whilst still ensuring generous living space. Furthermore, it incorporates unique architectural details and it has been completed to unparalleled standards, providing owners with a blank canvas and all-new fixtures and fittings, including a brand-new kitchen and four washrooms. The luxurious residence has a family-friendly garden too, as well as ample residents' parking. In addition, the property has a central location in the Portobello conservation area, set within easy reach of all the seaside town has to offer. In the 'Best Places To Live In The UK 2023,' The Sunday Times named Portobello as the number one place to live in Edinburgh. And it is easy to see why. The town has a spectacular two-mile long sandy beach and outstanding amenities; plus, it is just a 15-minute car journey from Edinburgh city centre – providing families with the very best of two worlds.

Please note: some images throughout the brochure have been virtually furnished from actual photographs of the rooms.





AN UNFORGETTABLE INTRODUCTION



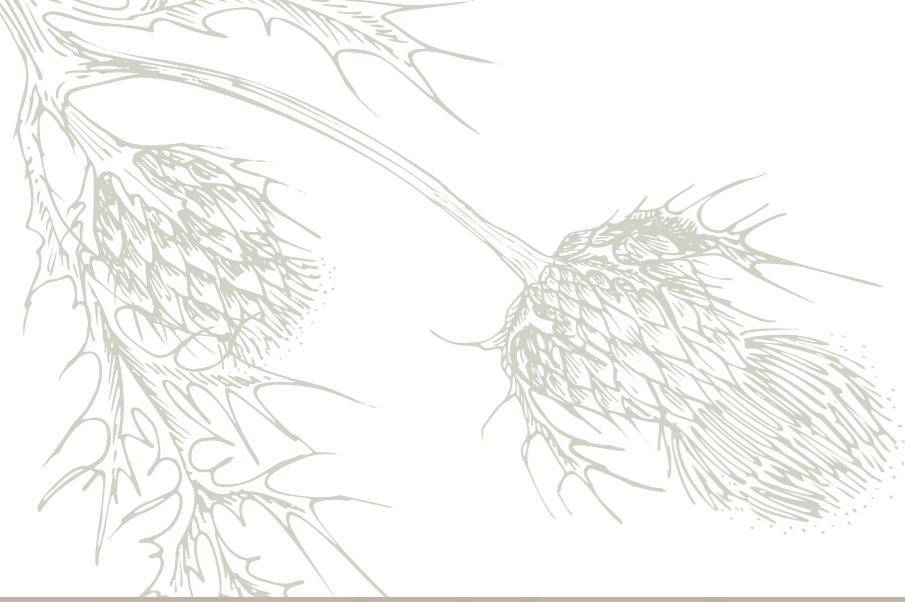
With its red sandstone façade and Gothic features, the former church captures the imagination from the outset. The home's double-door entrance continues the allure, opening into a reception room that leads to a central hall (both with generous built-in storage).





MULTIPLE RECEPTION ROOMS

The heart of the home is the large open-plan living room and kitchen, which has an engineered oak floor and unique archways for added character. Ideal for families, this reception area also enjoys glazed doors to the garden. Plus, it has an adjacent dining room that joins the open-plan layout, whilst being neatly zoned behind the archways and a feature pillar. It mirrors the living space too, including glazed doors to the garden for summer soirees.



ROOMS WITH CHARACTER AND CHARM



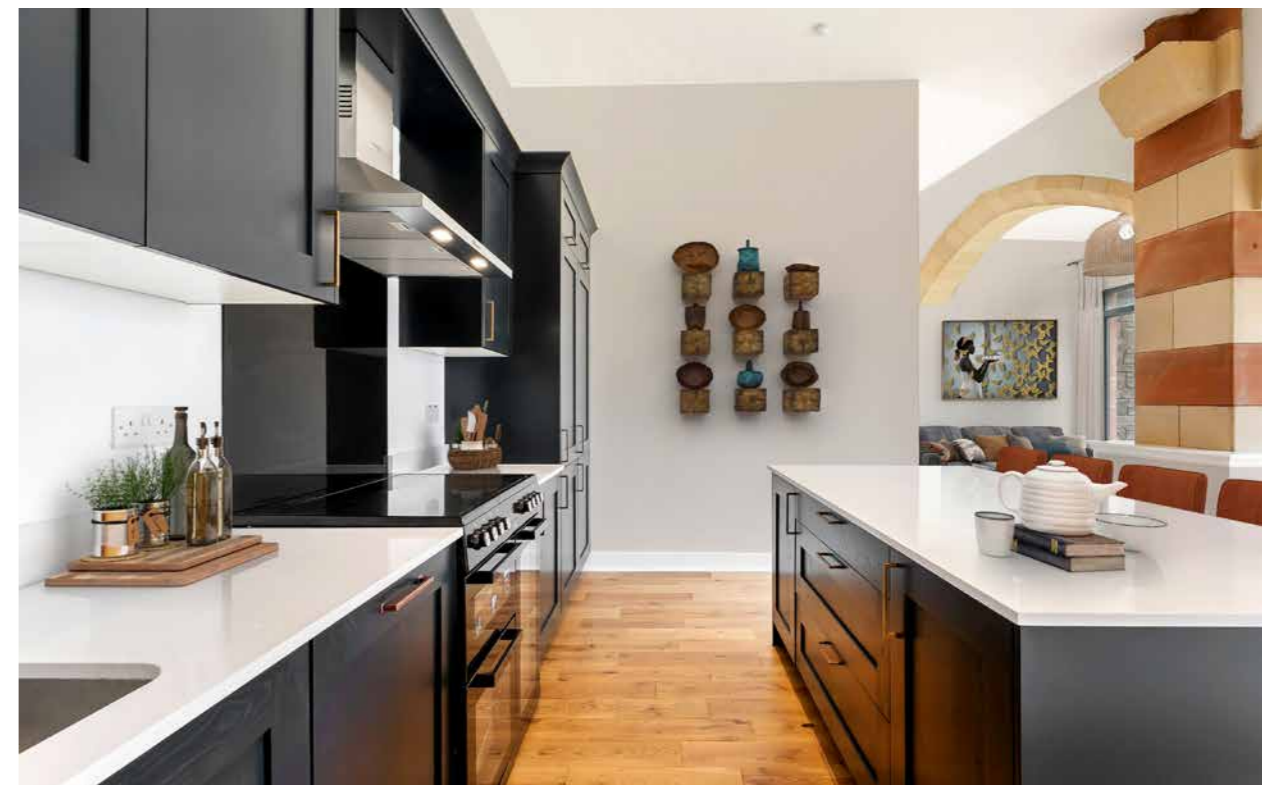
On the first floor, there is also a spacious drawing room fronted by traceried windows, creating a beautiful light-filled environment for daily use. Furthermore, it has a long corridor leading to a secluded study for working from home. The final reception area (the gallery) is on the second floor, enjoying a mezzanine-style layout overlooking the drawing room. If required, these two reception spaces can be reutilised as bedrooms, increasing the number of sleeping quarters to five or six.





THE DELUXE GERMAN KITCHEN WITH A STATEMENT DESIGN

The Häcker German kitchen is brand new, enjoying a Shaker-inspired design built around a central island with a breakfast bar. It has generous cabinet storage and solid Silestone worksurfaces, creating the perfect setup for food lovers. Suave and sophisticated, it comes with all-new appliances, including an electric Rangemaster cooker and extractor hood, and a fridge/freezer, a dishwasher, and a washing machine, which are seamlessly integrated into the space.





FOUR FURTHER TRANQUIL DOUBLE BEDROOMS

The four further double bedrooms are located throughout the home, each finished with plush carpeting for comfort. On the third floor, we have the principal and second bedrooms, which both have their own private en-suite. The third bedroom is on the ground floor, with a feature traceried window and also an en-suite. Finally, the fourth bedroom is on the second floor, accompanied by a walk-in wardrobe. All the bedrooms are bright and spacious with ample room for a wide choice of bedside furnishings.





A HIGH-SPEC BATHROOM & THREE EN-SUITES



Brand-new, the family bathroom and three en-suite shower rooms are all completed to a high specification by Burlington Bathrooms. The bathroom (on the first floor) is equipped with a four-piece suite and Carrara marble tiles. It is comprised of a toilet, a half-pedestal washbasin, a towel radiator, a bath with a handheld shower, and a walk-in rainfall shower cubicle. Maintaining the high levels of luxury, the three en-suite shower rooms all match the style and standards of the bathroom as well, including Carrara marble tiles. The family home is warmed by an all-new gas central heating system, alongside Velux and heritage-style church windows which are all double glazed.





A MANICURED GARDEN DESIGNED FOR FAMILIES

Meeting all the requirements for families, the home boasts a pet and child-friendly rear garden, which is fully enclosed and laid with a large manicured lawn. To the front, there is also private residents' parking with ample spaces for visitors.

Extras: all fitted floor coverings, light fittings, an electric range cooker, and integrated kitchen appliances to be included in the sale.





PROPERTY NAME

St James Townhouses, 2A Rosefield Place

LOCATION

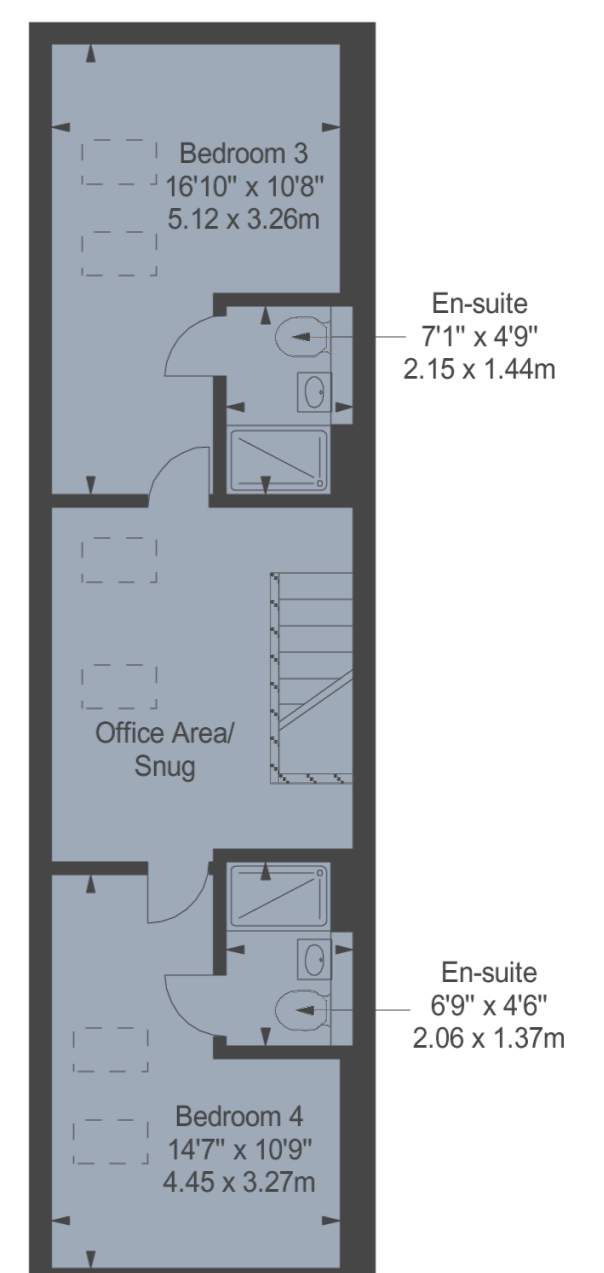
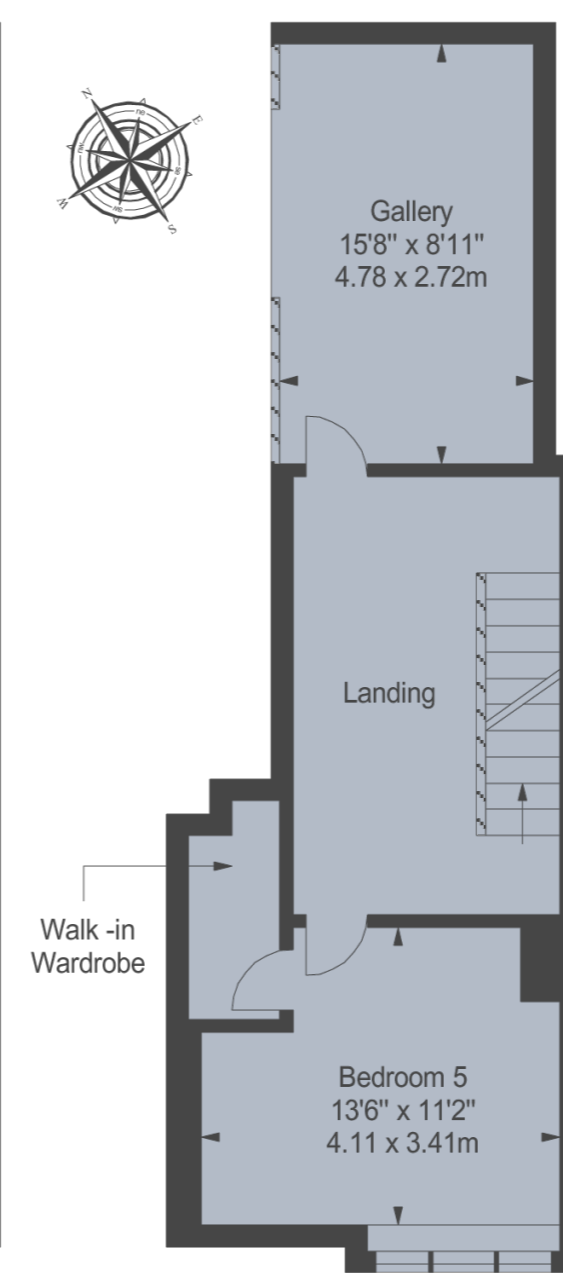
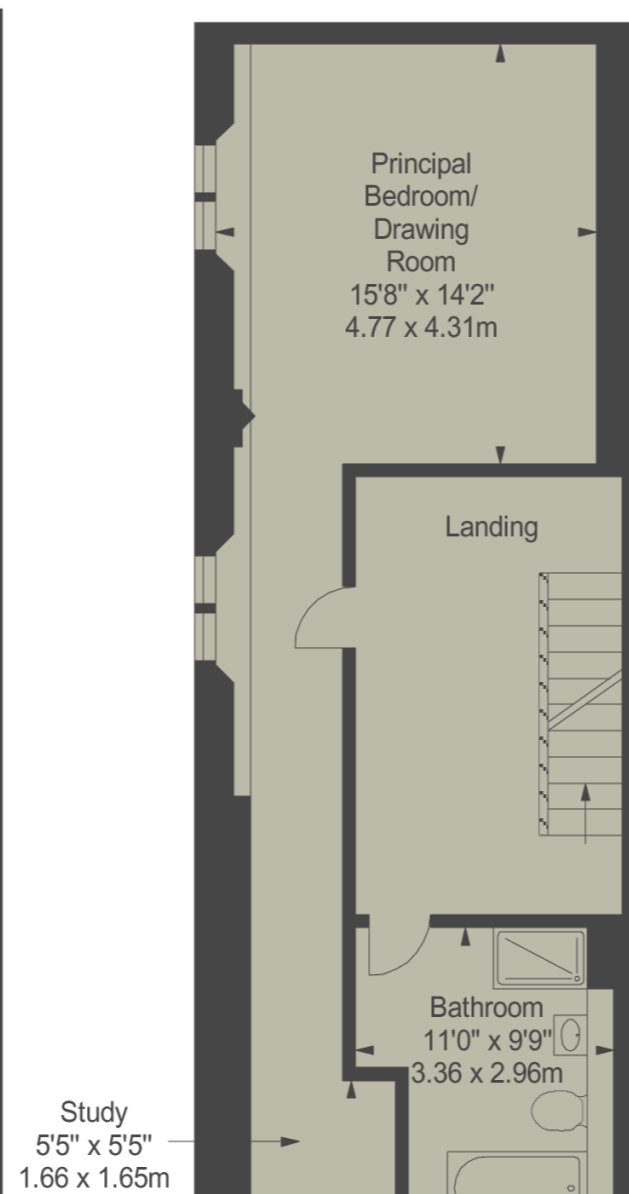
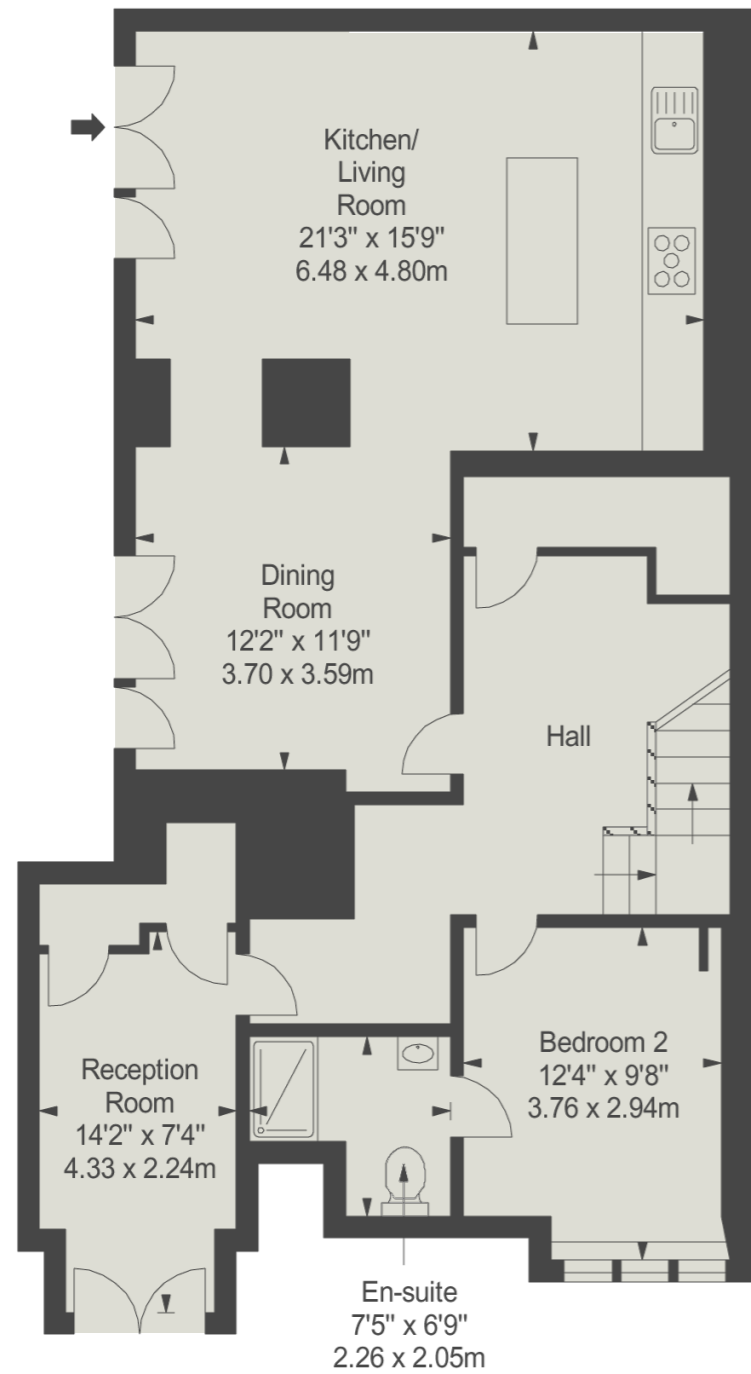
Portobello, Edinburgh, EH15 1AZ

APPROXIMATE TOTAL AREA:

245.7 sq. metres (2644.8 sq. feet)

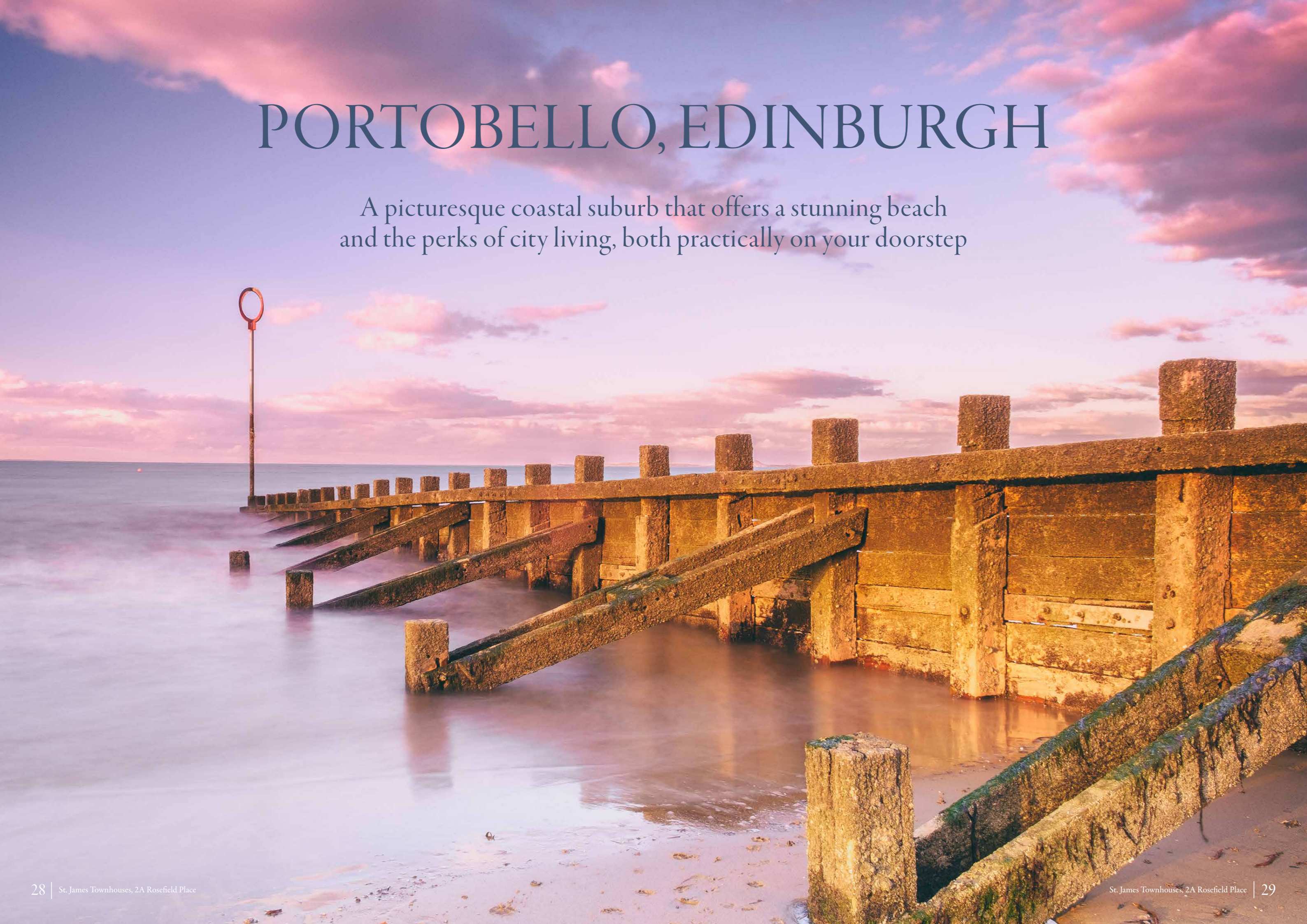
Ground Floor - ● First Floor - ● Second Floor - ● Third Floor - ●

Measurements of doors, windows, rooms and any other items are approximate



PORTOBELLO, EDINBURGH

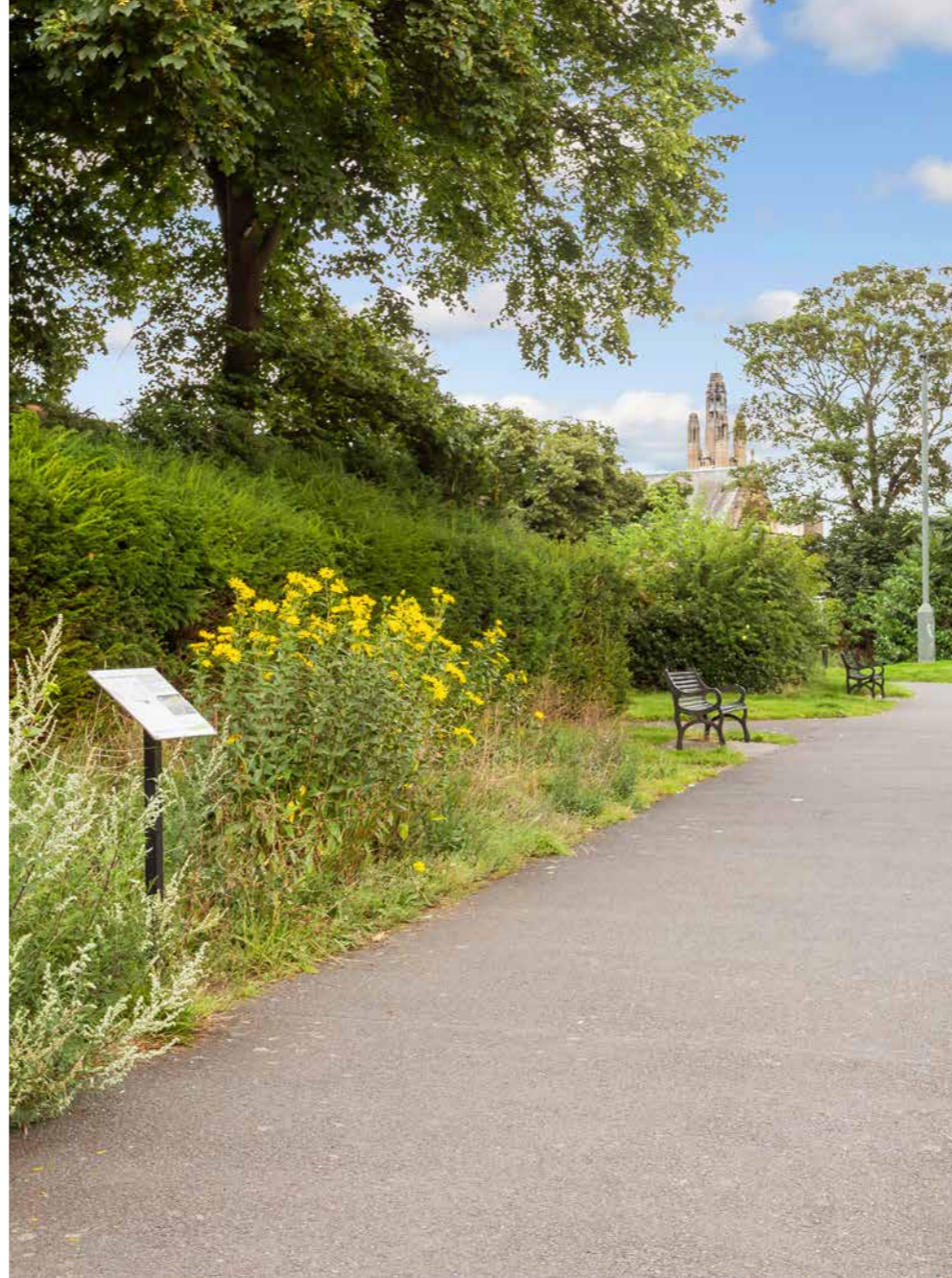
A picturesque coastal suburb that offers a stunning beach and the perks of city living, both practically on your doorstep

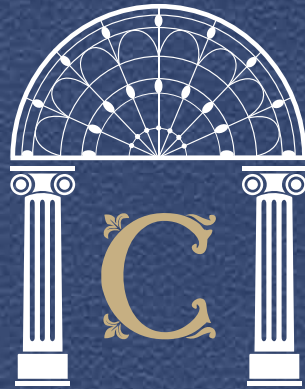




ENJOY THE BEST OF BOTH WORLDS

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthur's Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capital's most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.





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ESTATE AGENTS | PROPERTY CONSULTANTS

74 St Stephen Street, Edinburgh, EH3 5AQ

0131 225 5007

www.cullertonsproperty.co.uk

info@cullertonsproperty.co.uk



London Edinburgh Holdings

www.londonedinburghholdings.co.uk

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