

26 GAYFIELD SQUARE

NEW TOWN, EDINBURGH, EH1 3PA

This double-fronted main-door flat forms part of a beautiful A-listed Georgian building in the New Town and offers exceptionally spacious and flexible accommodation over three floors, including four/ five bedrooms, three reception rooms, three bathrooms (plus a WC), a garden level with useable rooms and excellent storage, in addition to a large private garden.





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.



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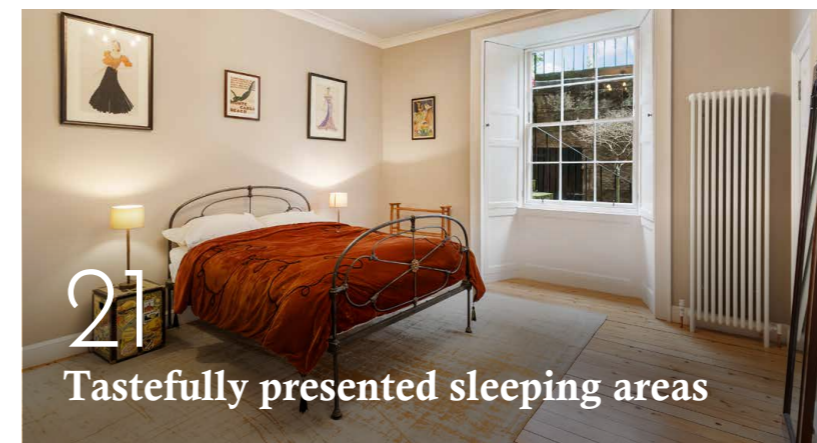
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Welcome to 26 Gayfield Square
A main door double-fronted flat

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Three generous reception rooms



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Tastefully presented sleeping areas

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Property Name

26 Gayfield Square

Location

New Town, Edinburgh, EH1 3PA

Approximate total area:

472.5 sq. metres (5086.0 sq. feet)

- Garden Level - Lower Ground Floor - Ground Floor





Designed in 1807 by renowned architect Hugh Cairncross, this four/five-bedroom, three-bathroom main door double-fronted flat is a fine example of Georgian architecture, within the UNESCO World Heritage Site New Town conservation area, and has been extensively renovated and brought up to a modern standard by the current owners, without sacrificing the period charm you would expect of such a property. The substantial property represents an exceptional family home with unrivalled amenities on the doorstep and within enviable easy reach, including world-class shops, cultural and entertainment venues, outstanding state and independent schools, scenic open spaces, and transport links.

GENERAL FEATURES

- Main door double-fronted flat in the New Town
- Part of an A-listed Georgian building
- Within the New Town conservation area
- Filled with a wealth of period features
- Extensively renovated to a high standard
- Home Report value - £1,500,000 | EPC Rating - C

ACCOMMODATION FEATURES

- Remote-controlled lift from street level
- Airy entrance vestibule and hall with storage and WC
- Large sitting room with southwest-facing twin windows
- Impressive drawing room with twin floor to ceiling windows and Juliet balconies
- Large dining kitchen
- Formal dining room
- Study/bedroom 5
- Four further double bedrooms (three with walk-in wardrobes)
- One en-suite bathroom and one en-suite shower room
- Beautifully appointed four-piece family bathroom
- Gas central heating system
- Sash-and-case windows with draughtproofing

EXTERNAL FEATURES

- Large, mature private garden
- Access to Regent Gardens for a modest annual fee
- Controlled on-street parking (Zone 6)

Welcome

INSIDE



A remote-controlled external lift from street level makes the home wheelchair accessible, and the front door opens into an airy entrance vestibule with flagstone floor tiles, offering ample space for coat and shoe storage. From here, a door leads into an equally airy hallway with built-in storage and a WC, giving a glimpse of the interiors to follow with limestone tiled flooring, pared-back décor, and decorative plasterwork and corning.

THREE RECEPTION ROOMS

The sitting room and drawing room are connected via double doors, opening to create a fabulous open space for large-scale entertaining, or closing for more privacy and relaxing as a family. Both rooms are decorated in warm yellow hues, enhanced by rich wood flooring and stunning period features, such as stunning Richard Foster fireplaces, wall panelling, exquisite cornicing and plasterwork (with a particularly impressive archway in the sitting room), and twin recessed sash-and-case windows with working shutters. The sitting room benefits from a sunny southwest-facing aspect, whilst the drawing room peacefully overlooks the rear garden.





Brimming

WITH BEAUTIFUL
PERIOD FEATURES



Hosting

NEVER SEEMED MORE
APPEALING

A formal dining room across the hall is presented with timeless sage green décor and represents the perfect setting for formal entertaining and dinner parties, sure to appeal to those who enjoy to host. As with the sitting room and drawing room, the dining room has an impressive fireplace, twin recessed windows with working shutters, and beautifully detailed corning.



THE DINING KITCHEN

The kitchen adds a modern element to the home and is beautifully appointed with deVOL Shaker solid wood cabinets in timeless cream hues, framed by gleaming granite worktops and attractive, modern décor. A Range-style cooker is housed within the cabinets and paired with an integrated extractor hood, with a dishwasher also integrated and a fridge/freezer neatly incorporated within the cabinets and included in the sale.



ADDING A modern element TO THE HOME

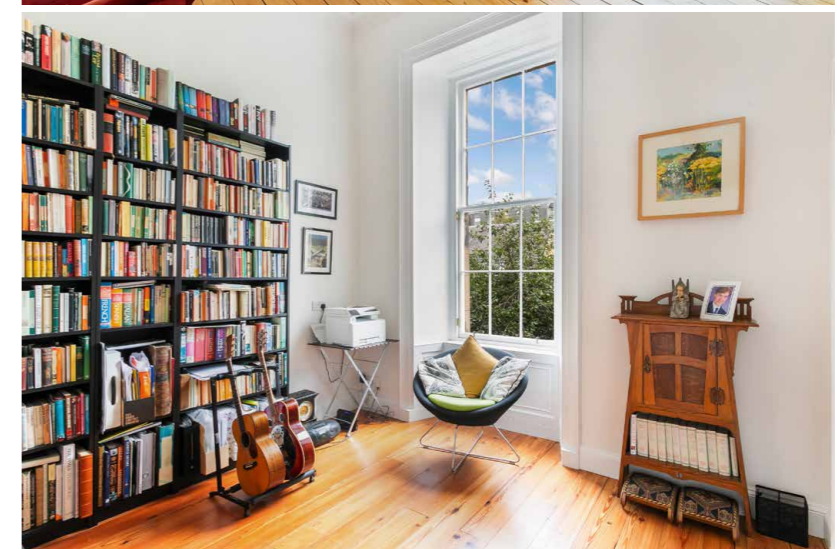
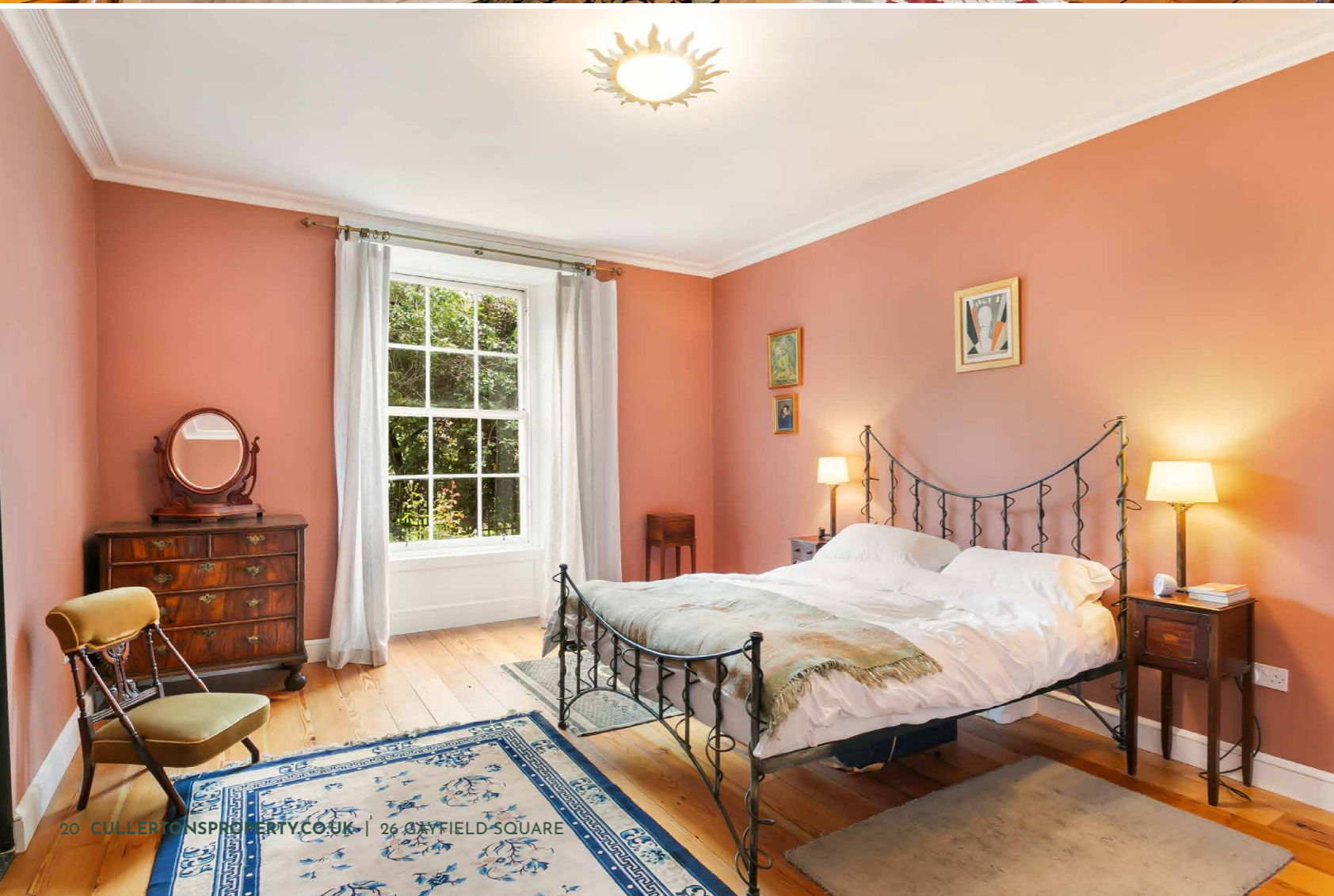
Ample space is provided for a central seated dining area, catering perfectly for morning coffee, busy weekday breakfasts, and socialising while cooking. The kitchen is supplemented by a utility room on the lower-ground floor with additional cabinetry, workspace, and two washing machines.





THE BEDROOMS

The flat accommodates five well-proportioned double bedrooms, all continuing the generous proportions and tasteful presentation of the preceding accommodation. One of the bedrooms is situated on the ground floor and is currently being utilised as a study, highlighting the home's versatility, with the remaining four located on the lower ground floor, accessed via a hall with built-in storage and a vestibule with external access to the front courtyard area.





Tastefully

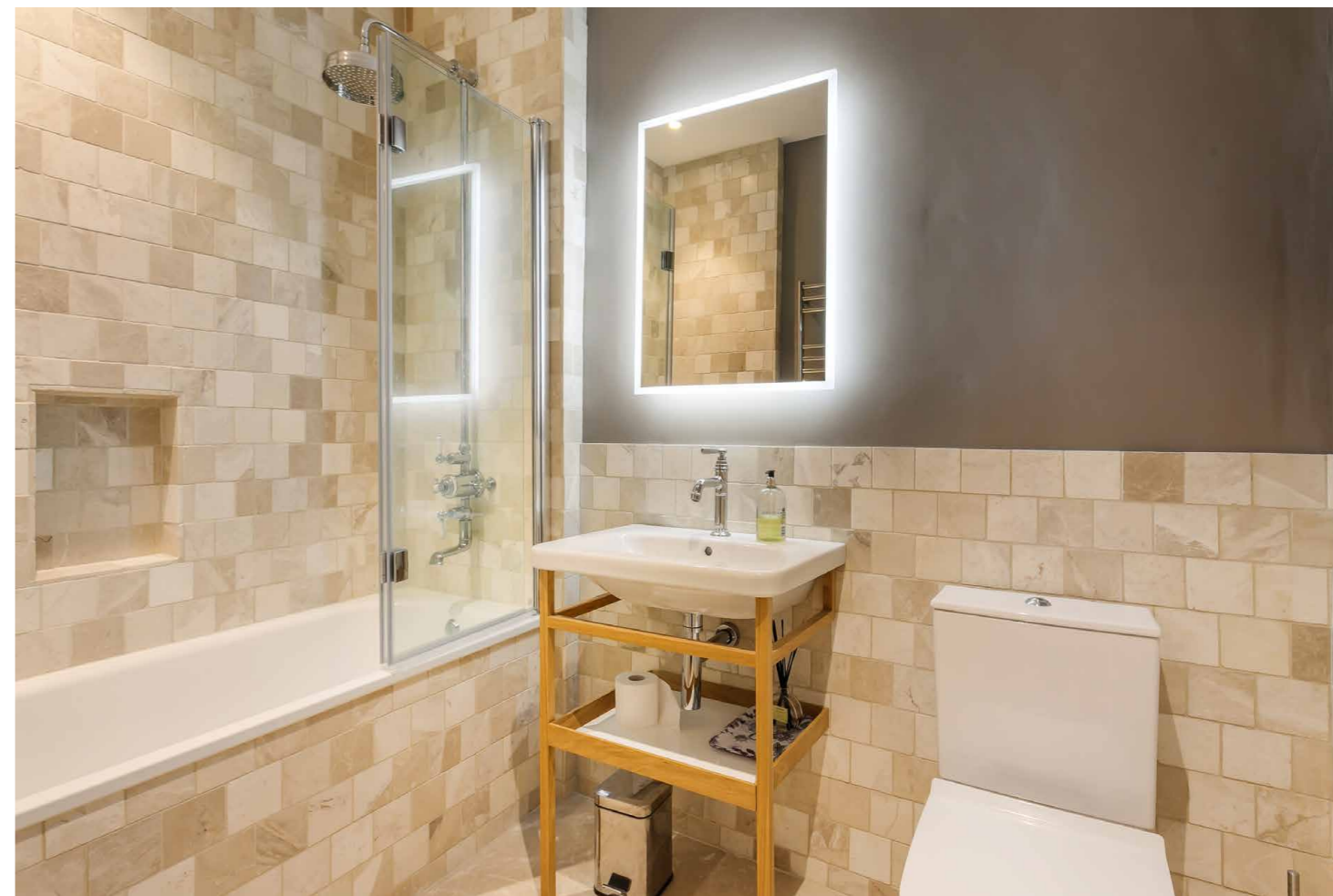
PRESENTED SLEEPING AREAS

The principal bedroom is supplemented by twin built-in wardrobes and an en-suite bathroom, while two of the remaining bedrooms are accompanied by walk-in wardrobes with bespoke fitted storage. The final lower-ground bedroom accommodates an en-suite shower room. This level also has a rear hallway affording access to the back garden.



THE BATHROOMS

The principal bedroom's en-suite comprises a bath with a rainfall showerhead and a glazed screen, a wall-mounted basin with a storage shelf, a WC, an illuminated, wall-mounted mirror, and a chrome towel radiator, whilst the second bedroom's en-suite shower room features stylish metro-tiled walls, a walk-in enclosure with a rainfall shower, and a WC-suite.



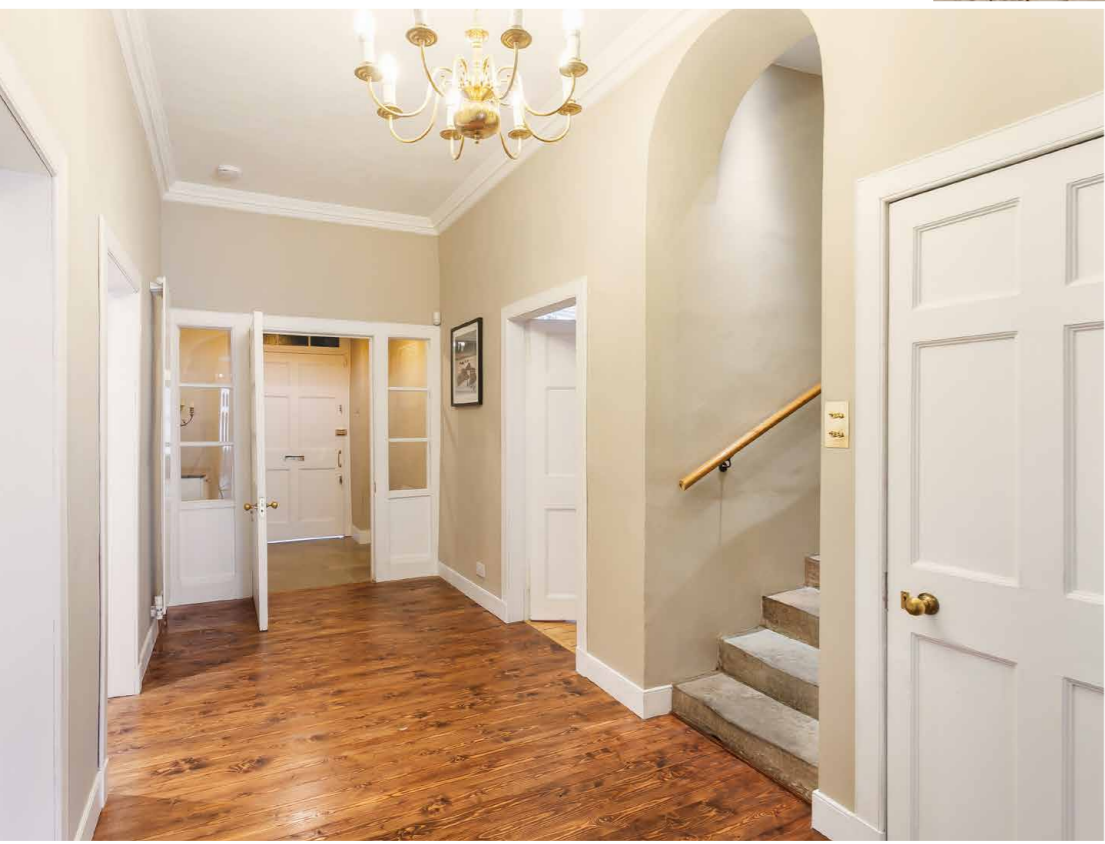
Luxurious

FAMILY BATHROOM

A bathroom completes the main accommodation and comes beautifully appointed with a freestanding roll-top bathtub, a WC-suite, and a deluxe, stylishly tiled walk-in shower enclosure with a rainfall showerhead.

THE HOME'S Hidden gem

The garden level is a hidden gem within the property, offering two main rooms that could lend themselves to a variety of uses, including their current setup as a cinema room and a music room/gym, as well as excellent storage space and a wine cellar. The home is kept warm by a gas central heating system and the windows are all draughtproofed.

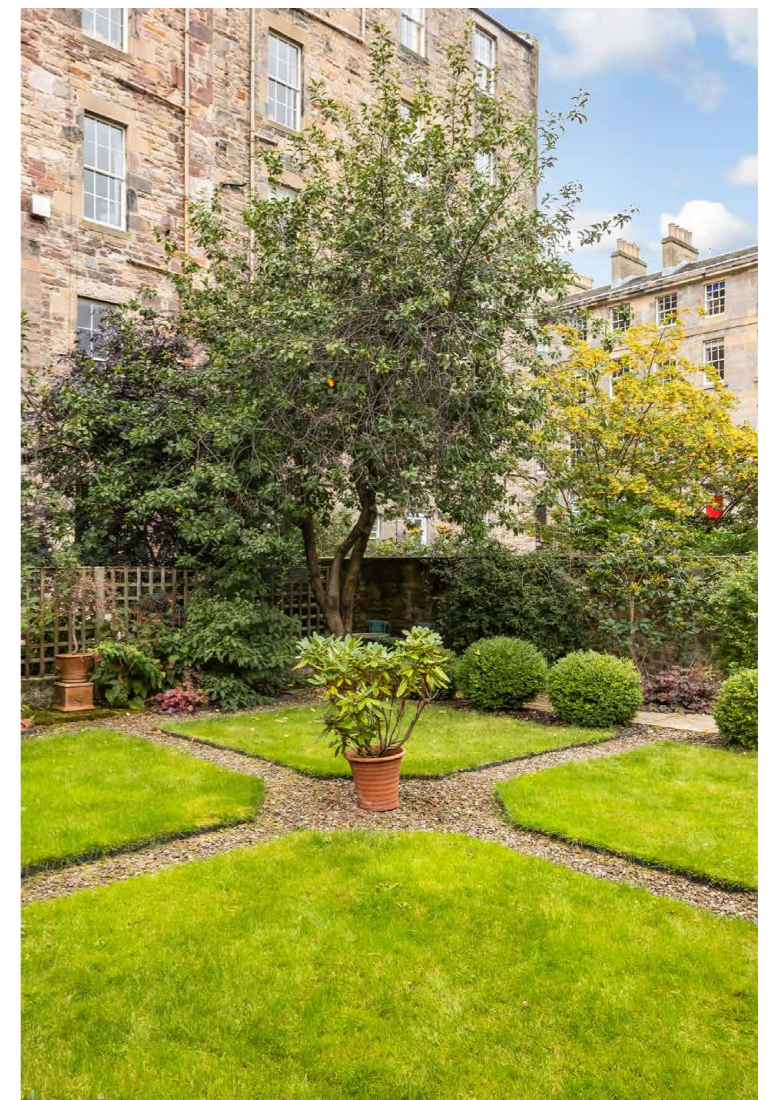




GARDEN AND PARKING

Externally, the property boasts truly enviable private outdoor space for this area of the city, with a large private garden featuring a wealth of mature trees and shrubs, well-kept lawns, a charming pond, and paved seating areas for alfresco dining and barbecues. The residents of Gayfield Square also have access to Regent Gardens for a modest annual fee. Permit parking on Gayfield Square falls under Zone 6, with pay and display parking also available.

Extras: some light fittings, integrated and freestanding kitchen appliances will be included in the sale.





New Town

EDINBURGH



Distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital. The historic conservation area and UNESCO World Heritage Site is a centre for art, history and culture, and home to some of the country's finest art galleries and collections, including the Scottish National Gallery and Scottish National Portrait Gallery.

At the heart of the world's leading festival city, New Town plays host to various events throughout the year, particularly the International Book Festival in Charlotte Square and the renowned Hogmanay celebrations. For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk is the place for high fashion and couture. Furthermore, just a short walk away, there is the St James Quarter, a £1billion

development that is home to world-class designer stores, bars, entertainment, and a great range of restaurants and eateries. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs, to award-winning pubs and restaurants.

New Town residents also have some of the capital's most beautiful green spaces right on their doorstep, including Princes Street Gardens and the Royal Botanic Garden Edinburgh. The property falls within the catchment area for Broughton Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High, and Drummond Community High School, and is also well-placed for some of Edinburgh's top independent schools, from nursery right through to senior level.

Owing to its central location, New Town is served by unrivalled public transport links, including a comprehensive bus network, a tramline between York Place and Edinburgh International Airport, and national rail links from Waverley station.




26 GAYFIELD
SQUARE

A WEALTH OF AMENITIES ON YOUR DOORSTEP

SCHOOLS

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

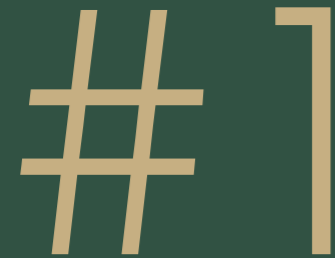
Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

CULTURE

Scottish National Gallery & Scottish National Portrait Gallery, Edinburgh Playhouse

UNIVERSITY

University of Edinburgh



COSMOPOLITAN LOCATION
CLOSE TO WORLD-CLASS
SHOPPING AND CULTURAL
ATTRACTIONS

LOCATION



City Centre

PARKS

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

TRANSPORT



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

Tram Stop
McDonald Road
(0.3 miles, 6-min walk)

Train Station
Waverley
(0.5 miles, 14-min walk)

Airport
Edinburgh International
(8.6 miles, 25-min drive)



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





MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

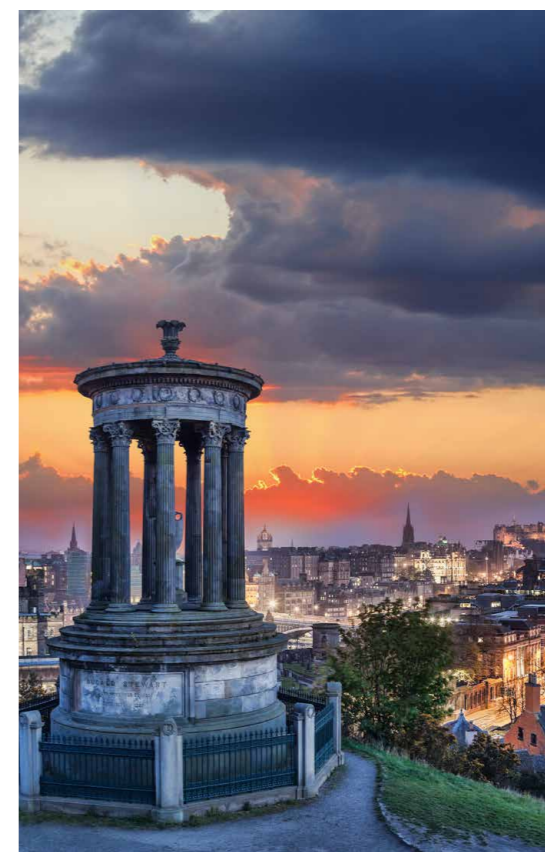
Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, 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.



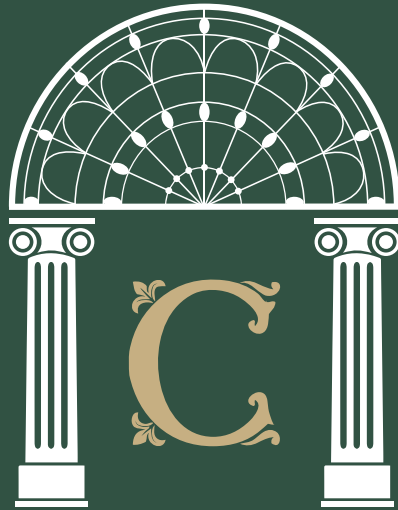
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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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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.