

THE TOWNHOUSE

16/2 GLENCAIRN CRESCENT, WEST END, EDINBURGH, EH12 5BT

Impressive duplex apartment in the city's West End, within the New Town conservation area, arranged predominantly over two floors and boasting two reception rooms, a breakfasting kitchen, four bedrooms, and three bathrooms (plus a separate WC), all beautifully presented and filled with period charm.





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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TOWNHOUSE OVER THREE FLOORS IN THE CITY'S WEST END





Property Name

The Townhouse

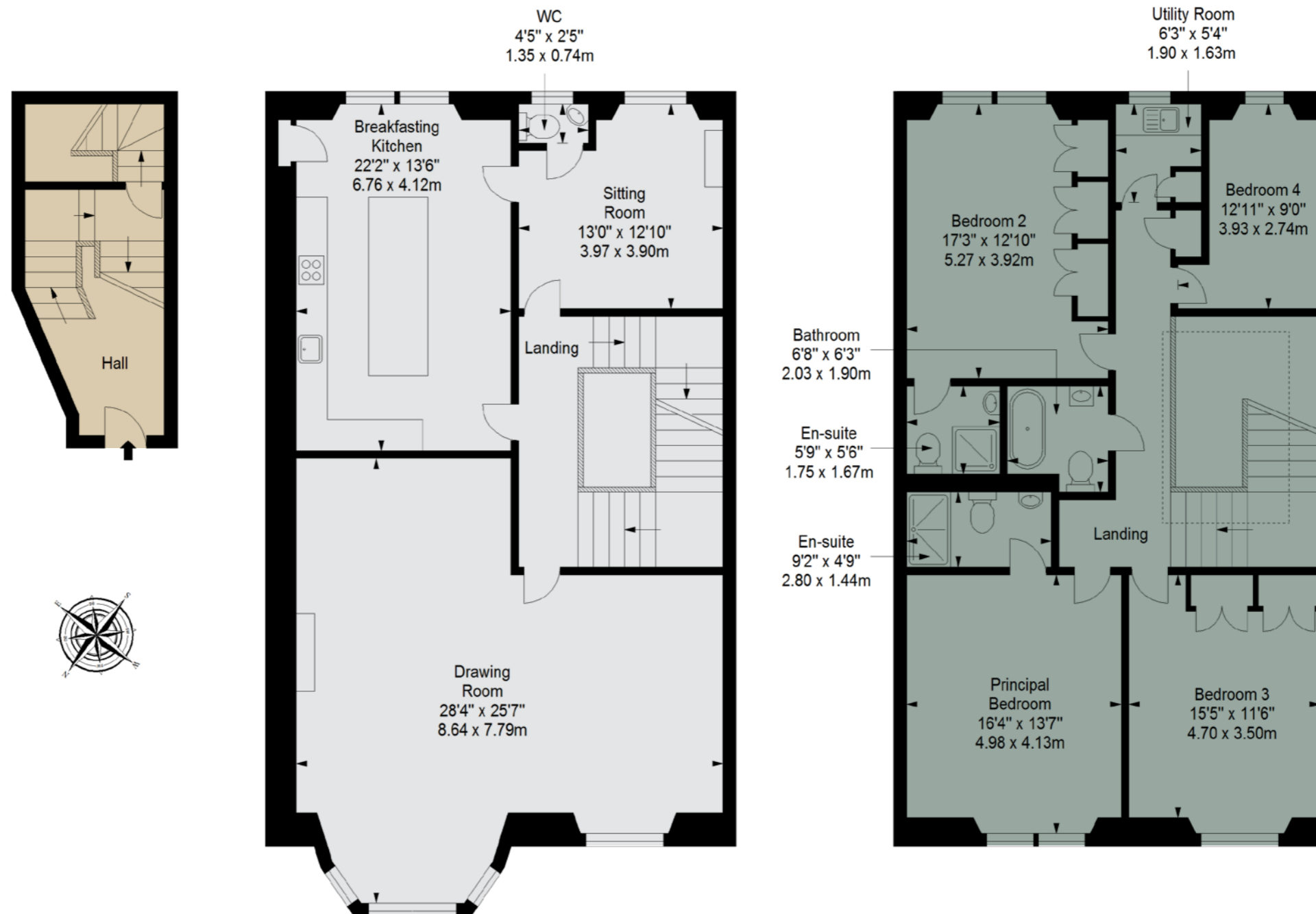
Location

Edinburgh, EH12 5BT

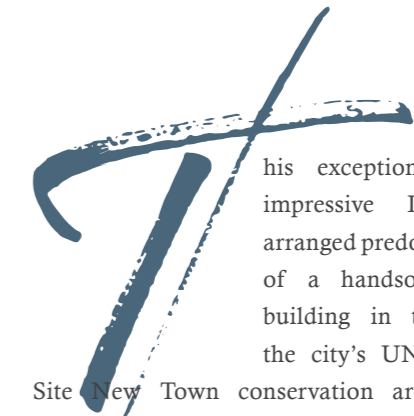
Approximate total area:

243.5 sq. metres (2621.1 sq. feet)

 - Ground Floor  - First Floor  - Second Floor



Welcome to THE TOWNHOUSE



his exceptionally bright and airy, impressive Duplex apartment is arranged predominantly over two floors of a handsome, B-listed Victorian building in the West End, within the city's UNESCO World Heritage Site New Town conservation area. The four-bedroom, three-bathroom home is beautifully presented, having been tastefully and sympathetically modernised by the current owner in 2014. It has also appeared in many magazines and other publications, showcasing its beautiful interior design and the current owners' impeccable attention to detail. The apartment can be purchased individually or alongside The Apartment, a neighbouring two-bedroom ground-floor apartment, and converted into a single residence.

GENERAL FEATURES

- Duplex apartment predominantly over two floors in the city's West End
- Within the New Town conservation area
- Beautifully presented interiors and period features
- Home Report value - £1,150,000
- EPC Rating - C

ACCOMMODATION FEATURES

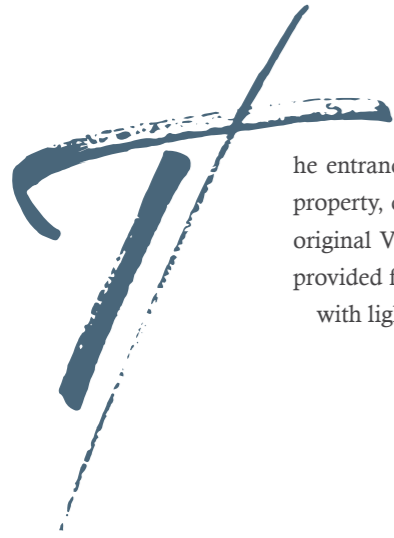
- Secure shared entrance vestibule with original floor tiles
- Magnificent drawing room with lovely garden views
- Timeless kitchen with breakfasting island
- Versatile sitting room with adjoining WC
- Three well-proportioned double bedrooms
- One single bedroom/home office
- Two en-suite shower rooms
- Stylish family bathroom
- Gas central heating system
- Refurbished sash-and-case windows

EXTERNAL FEATURES

- Access to private gardens (subject to a modest annual fee)
- Controlled on-street permit parking (Zone 1)

THE ENTRANCE

A lasting first impression



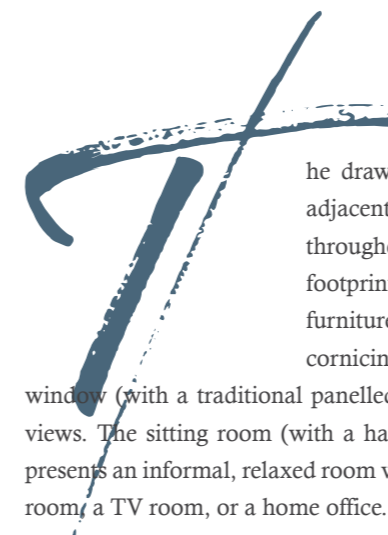
The entrance vestibule, which is accessed via a secure entrance shared with just one neighbouring property, creates a wonderful first impression with a soaring high ceiling, a stunning fireplace, and original Victorian floor tiles, and the property's front door opens into a small hall. Here, space is provided for furniture items, and the spectacular original staircase rises to the upper floors, flooded with light through an exceptionally impressive cupola, which was completely replaced in 2022.





THE RECEPTION ROOMS

A spectacular drawing room and a relaxed sitting room



The drawing room is truly impressive and enjoys a beautiful view of the adjacent private gardens, with a wonderfully colourful outlook that changes throughout the seasons. The room occupies an exceptionally generous footprint which allows for endless configurations of both lounge and dining furniture. Pared-back décor is offset by warm wood flooring, exquisite cornicing, wall panelling, and a stunning feature fireplace, and a large bay window (with a traditional panelled surround) creates an ideal space for seating to enjoy the tranquil views. The sitting room (with a handy adjoining WC) is accessed from the kitchen and the hall and presents an informal, relaxed room which could lend itself to a variety of uses, including a children's play room, a TV room, or a home office.

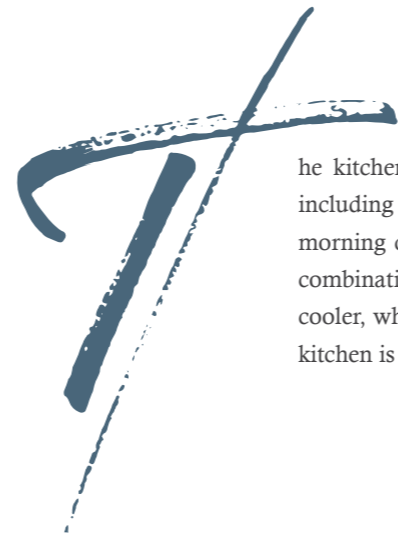






THE KITCHEN

Beautifully designed and timeless



The kitchen is well-appointed with a wide range of timeless sage-green wall and base cabinets, including a central breakfasting island with a marble worktop, creating an ideal space to enjoy morning coffee and great for socialising while cooking. Integrated appliances include an oven, a combination microwave oven, a hob, an extractor hood, a dishwasher, a fridge/freezer, and a wine cooler, whilst a utility room on the second floor offers a discrete space for laundry appliances. The kitchen is further enhanced by elegant cornicing and an Edinburgh press.

An ideal space to enjoy morning coffee and great for socialising while cooking







TRANQUIL SLEEPING AREAS

for a peaceful night's rest

The bedrooms can all be found on the second floor, approached via a landing (with storage) truly enjoying the best of the natural light drawn in through the magnificent cupola. The sleeping areas consist of three generous doubles and a good-sized single, with the latter offering potential to be used as a home office – ideal for those requiring a quiet space to work or study from home. The principal and second largest bedrooms have the luxury of their own en-suite shower rooms, whilst bedrooms two and three have excellent floor-to-ceiling fitted wardrobes.

*The principal
bedroom has the
luxury of it's
own en-suite
shower room*



WELL-APPOINTED WASHROOMS

with high-quality finishings



The washrooms are all beautifully appointed with marble or Italian tiles and all feature high-quality suites, fixtures, and fittings. The principal bedroom's en-suite has a remote-controlled skylight window and comes complete with a walk-in shower enclosure, a feature marble sink, an illuminated Bluetooth mirror, a WC, and a designer radiator with a towel rail. Bedroom two's en-suite comprises a corner shower enclosure, a basin set into storage, a wall-mounted, mirrored vanity unit, a WC, and a radiator with a towel rail. The chicly styled family bathroom boasts an egg-shaped freestanding bathtub, a countertop basin, a back-lit mirror, and a towel radiator.

ACCESS TO LOVELY PRIVATE GARDENS AND PERMIT PARKING



The apartment enjoys access to the lovely private Eglinton and Glencairn gardens for a modest annual fee. The leafy gardens feature a wealth of mature trees, shrubs, and planting, lawned areas, and a children's play area. Parking on Glencairn Crescent and in the vicinity falls under Zone 1, with pay-and-display parking also available.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some large furniture items may be available by separate negotiation.





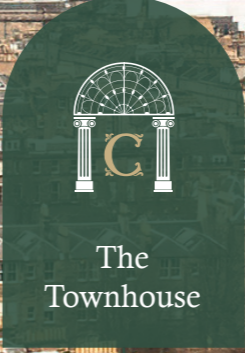
THE TOWNHOUSE

is situated in an area of outstanding architectural beauty in one of the most desirable postcodes in Edinburgh: the exclusive West End.

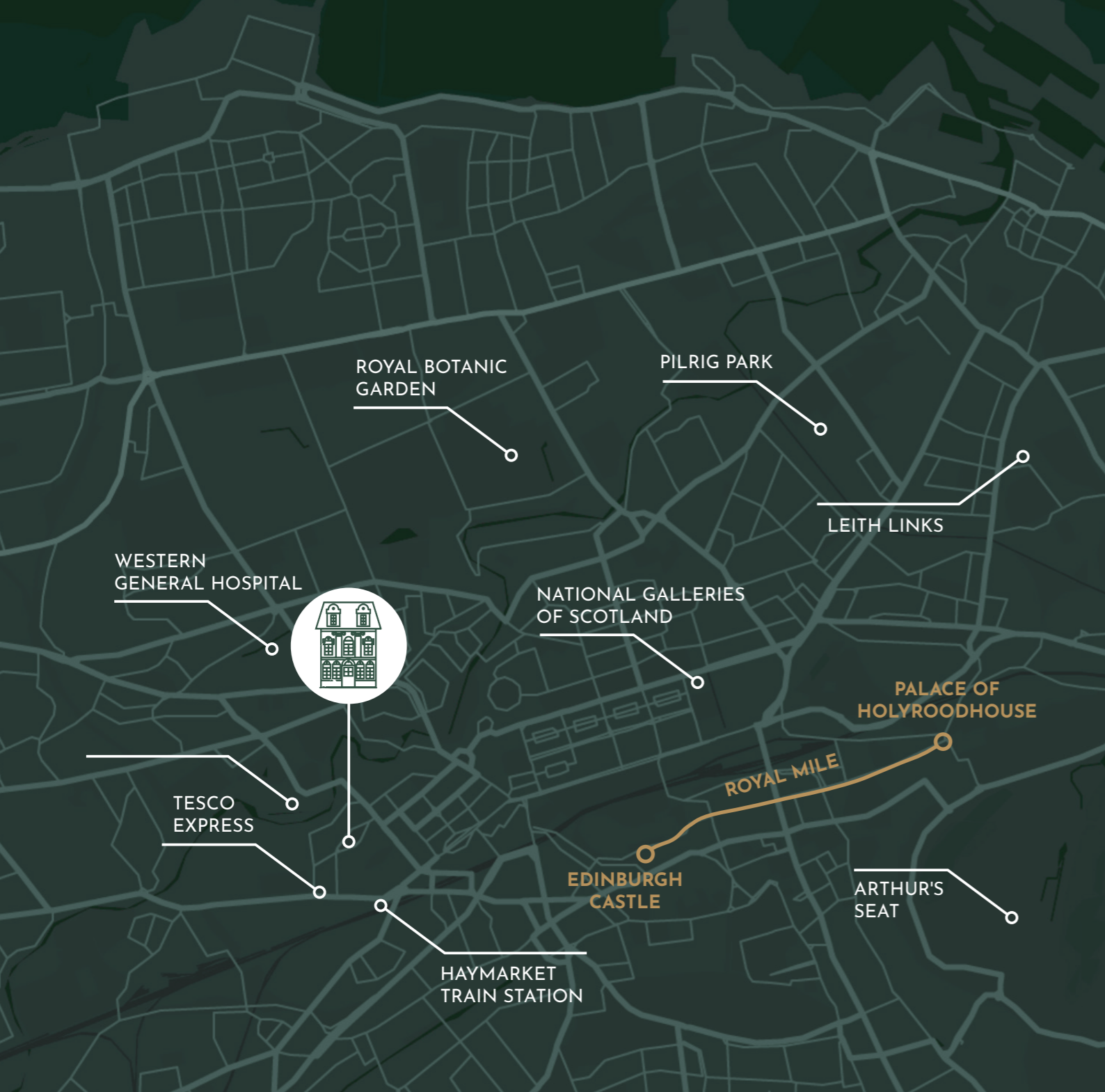


Forming a large part of the city centre and positioned adjacent to the prestigious New Town, the West End is an area of outstanding architectural beauty and one of the most desirable addresses in the capital. Along its cobbled streets and crescents, the West End promises that coveted combination of peace and tranquillity, with all the amenities and attractions of city living. The area is home to a wealth of independent shops and high-street stores, as well as some of the finest pubs, bars, and restaurants in Edinburgh. Meanwhile residents are only a few minutes' walk from Dean Village and cosmopolitan Stockbridge along the idyllic Water of Leith Walkway. While the West End houses the city's financial district, it is also a centre for arts and culture, boasting such major venues as the Usher Hall, Traverse Theatre, Royal Lyceum, and the Edinburgh Filmhouse. The Scottish National Gallery of Modern Art (Modern 1 & 2) is also within easy walking distance. The property falls within the catchment area for sought-after Roseburn Primary School and Craigmount High School, with numerous independent schools nearby. Ideal for walking or pedalling across the city, the West End is also served by 24-hour bus services, tram links, and national rail travel from Haymarket station.





LOCAL AMENITIES



DISTANCES:

0.2 MILES



0.3 MILES



1.7 MILES



2 MILES



SCHOOLS

State Schools: Roseburn Primary School, Craigmount High School

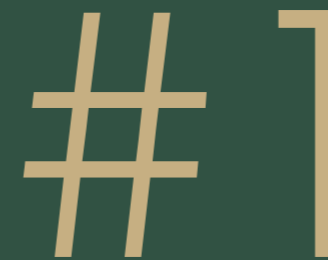
Independent Schools: Fettes College, ESMS Schools, St George's School for Girls

CULTURE

Scottish National Gallery of Modern Art (One & Two), Usher Hall, Traverse Theatre, Royal Lyceum, Edinburgh Filmhouse

SHOPPING

Local independent shops in Stockbridge, high-street stores on Princes Street, George Street



AREA OF OUTSTANDING ARCHITECTURAL BEAUTY AT THE HEART OF EDINBURGH

LOCATION



New Town Conservation Area

TRANSPORT



Bus – 3, 4, 25, 26, 31, 33, 44

Tram Stop – Haymarket (0.3 miles), West End (0.5 miles)

Train Station – Haymarket (0.3 miles)

Airport – Edinburgh International (7.2 miles)



SPORTS

24-hour PureGym, Drumsheugh Baths Club, Ravelston Golf Club

PARKS

Dean Gardens, The Water of Leith Walkway, Belgrave Gardens, Inverleith Park

FOOD & DRINK

Diverse range of cafés, wine bars, coffee houses, traditional pubs, restaurants and fine dining



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.



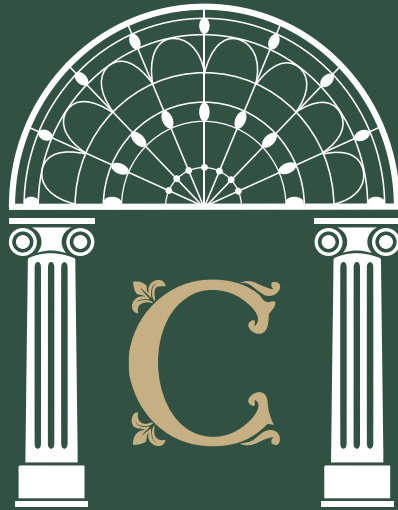
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.