

35 (3F1) CASTLE TERRACE

OLD TOWN, EDINBURGH, EH1 2EL

This third/top-floor flat forms part of a beautiful, A-listed Victorian building in the city's Old Town, within the West End conservation area, offering three bedrooms, a living room, a kitchen, and a bathroom, enhanced by beautiful period features and a palette of neutral décor.





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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Property Name

35 (3F1) Castle Terrace

Location

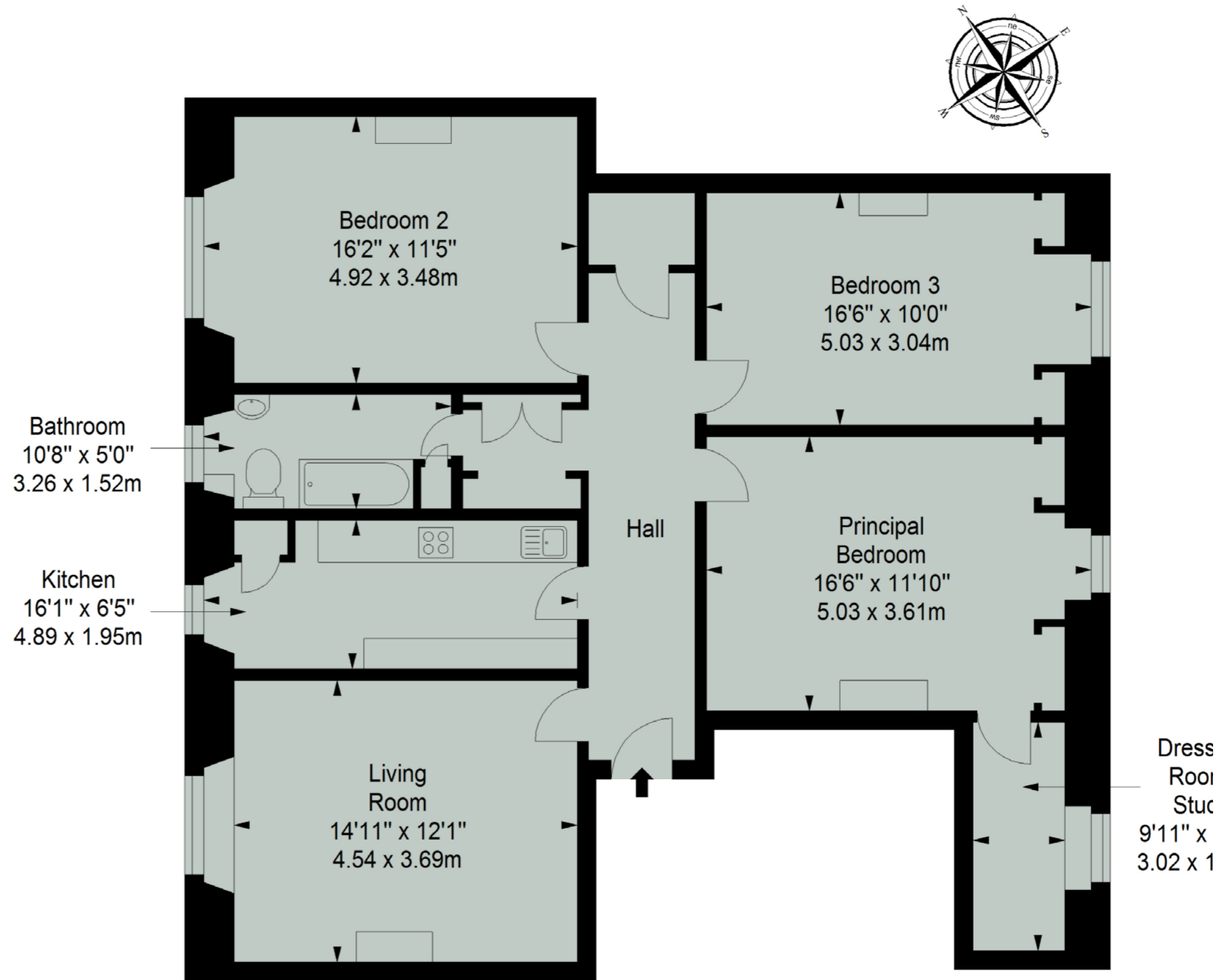
Old Town, Edinburgh, EH1 2EL

*Approximate
total area:*

101.7 sq. metres (1094.7 sq. feet)



Third Floor





WELCOME TO

35 (3F1) Castle Terrace



Offering wonderfully bright and spacious accommodation in one of the city's most prestigious postcodes, in the historic Old Town and within the West End conservation area, this three-bedroom third/top-floor flat forms part of an A-listed Victorian tenement building just a stone's throw from Edinburgh Castle. The flat boasts outstanding amenities on the doorstep and within enviable easy reach, a location that is sure to appeal to a wide demographic.

The flat's third/top-floor front door is approached via a shared entrance and stairwell, and a hallway welcomes you inside, housing two built-in storage cupboards.

GENERAL FEATURES

- Third/top-floor flat in the city's historic Old Town
- Part of an A-listed Victorian tenement building
- Within the West End conservation area
- Light and airy accommodation and a wealth of period charm
- Home Report value - £450,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Shared entrance and stairwell
- Entrance hallway with built-in storage
- Generous living room
- Galley-style fitted kitchen
- Principal bedroom with adjoining dressing room/study
- Two additional airy double bedrooms
- Bright bathroom with shower-over-bath
- Gas central heating system
- Traditional sash-and-case windows

EXTERNAL FEATURES

- Access to a shared garden
- On-street permit parking in the vicinity (Zone 4)

Just a stone's throw from Edinburgh Castle



35 (3F1)
Castle Terrace

THE LIVING ROOM

An elegant and generous reception room



Offering a spacious footprint for various layouts of lounge furniture, the living room further benefits from pared-back neutral décor, a fitted carpet, and classic coving, with a large recessed sash-and-case window capturing natural light throughout the day. The reception room could also comfortably accommodate a seated dining area, if desired.





THE KITCHEN

A bright, high-ceilinged cooking zone

N

eighbouring the living room and offering potential, if desired and subject to the correct permissions, to open both rooms up to create a fabulous open-plan space, is the kitchen. It is currently fitted with a selection of wall and base cabinets, spacious worktops, and an integrated oven and hob. Provision is made for a number of freestanding appliances, of which a fridge, freezer, and washing machine are included in the sale. The kitchen also features a handy clothes pulley.





The kitchen neighbours the living room and offers potential, if desired and subject to the correct permissions, to open both rooms up to create a fabulous open-plan space

THREE AIRY AND PEACEFUL DOUBLE BEDROOMS

The flat's three bedrooms continue the airiness of the preceding accommodation with generous floorspaces and soaring high ceilings, and all three offer plenty of space for a choice of freestanding bedroom furniture. The second largest bedroom also features a beautiful traditional fireplace and a stunning stained-glass window detail.



THE PRINCIPAL BEDROOM



The principal bedroom enjoys a charming fireplace and is supplemented by recessed shelving & a walk-in dressing room/study

A MODERN *Washroom*

Completing the accommodation on offer is a bright, modern bathroom comprising a bath with an overhead shower, a pedestal basin, and a WC.

Gas central heating (powered by a new boiler fitted in November 2023) keeps the home warm and welcoming throughout the year, and the flat retains its traditional sash-and-case windows.



GARDENS & PARKING

Externally, the property enjoys access to a shared garden, whilst controlled on-street parking in the vicinity falls under Zone 4.

Extras: All fitted floor coverings, window coverings, light fittings, integrated and freestanding kitchen appliances will be included in the sale. The furniture can also be included if desired.

NB: The property is currently registered as a HMO.



OLD TOWN, EDINBURGH

Positioned south of Princes Street Gardens, Edinburgh's Old Town enjoys UNESCO World Heritage status together with the Georgian New Town and is home to some of the capital's most historically significant buildings. Its main street, The Royal Mile, stretches from Edinburgh Castle down to the Palace of Holyroodhouse, which sits against the backdrop of rugged Arthur's Seat and Salisbury Crag. Having largely retained its medieval street plan, the Old Town is a maze of winding cobbled streets and narrow closes with towering tenements above ground and a dense network of ancient streets and vaults below. Cherished by locals and visitors alike, the Old Town also offers residents a rare opportunity to live and breathe the rich heritage and culture of the capital, as well as picturesque views across Edinburgh from Castle Rock, Calton Hill and Arthur's Seat – all of which form part of the same extinct volcano system. In addition to a wealth of culture and heritage attractions, the Old Town boasts fantastic nightlife: from traditional pubs, bars and restaurants at Grassmarket and Cowgate, to fine dining on Castlehill and Canongate. The state catchment schools include Tollcross Primary School and James Gillespie's High School, and the area is well placed for several independent childcare and schooling options. Situated at the heart of the city centre, the Old Town is served by a dense public transport network including buses, trams and national rail travel from Waverley Station.

SCHOOLS

State Schools: Tollcross Primary,
James Gillespie's High School

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

CULTURE

Edinburgh Castle, National
Museum of Scotland, The
Queen's Gallery, Palace
of Holyroodhouse, Our
Dynamic Earth, St Giles'
Cathedral

UNIVERSITY

The University of
Edinburgh

#1

HERITAGE & CULTURE HOTSPOT AT THE HISTORIC HEART OF EDINBURGH

LOCATION



Historic Old Town at
the heart of the city
centre

TRANSPORT



Bus – 1, 10, 11, 15, 16,
24, 34, 36, 47, 124

Tram Stop - Princes
Street or Haymarket (0.7
miles)

Train Station – Waverley
(0.7 miles)

Airport – Edinburgh
International (7.8 miles)



SPORTS

The Gym Edinburgh,
PureGym
Quartermile

PARKS

Princes Street
Gardens, Holyrood
Park, Arthur's Seat,
Calton Hill

FOOD & DRINK

Traditional pubs,
bars and restaurants,
international cuisine,
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.



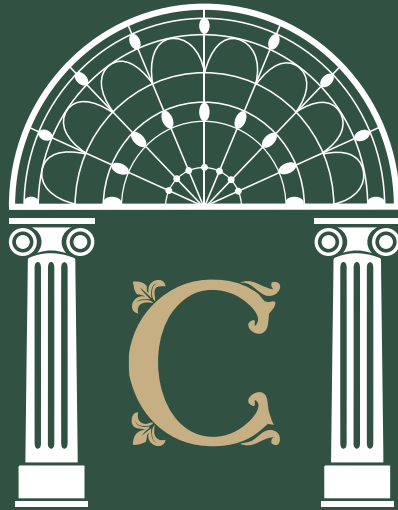
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.