

# 2B ROSEFIELD PLACE

ST JAMES TOWNHOUSES, PORTOBELLO, EDINBURGH, EH15 1AZ

*Situated in sought-after Portobello, this spectacular six-bedroom townhouse covers over 2,898 square feet to provide a substantial and highly luxurious home for families, set within a beautiful B-listed Gothic church, which has been newly converted to incredible standards by London Edinburgh Holdings.*





# 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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OF THE YEAR  
2020-2021



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2021-2022

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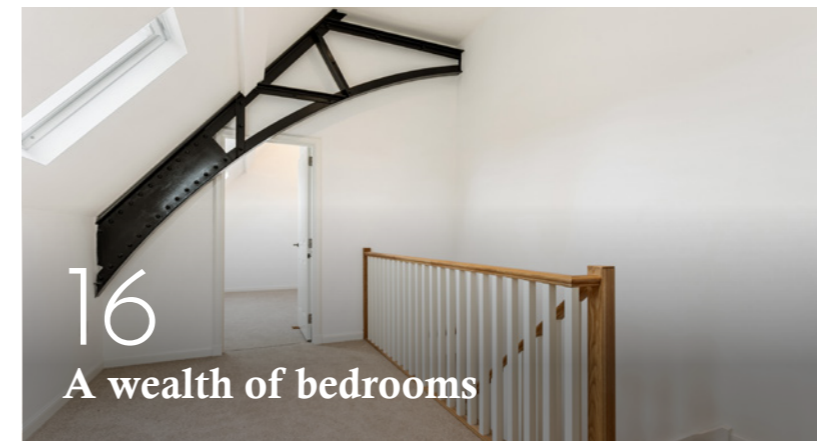


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**Welcome to Address**  
*Headline*

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## Property Name

2B Rosefield Place

## Location

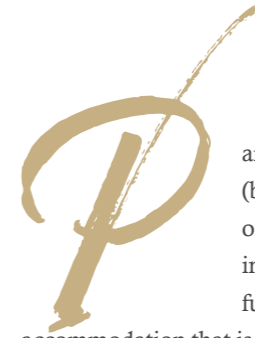
Portobello, Edinburgh, EH15 1AZ

Approximate total area:

269.3 sq. metres (2898.8 sq. feet)

■ - Ground Floor   ■ - First Floor   ■ - Second Floor   ■ - Third Floor





Part of a new luxury conversion of a B-listed Gothic Church (built in 1910-12), this exclusive six-bedroom townhouse offers the perfect blend of high-end contemporary living in an exquisite historical building. The expansive home further boasts exceptional versatility with very generous accommodation that is finished to unparalleled standards. It provides a blank canvas and carefully preserved original details, alongside all-new fixtures and fittings including a brand-new German kitchen and four bathrooms. It also benefits from a southeast-facing garden and residents' parking. In addition, the property is situated in the highly sought-after Portobello conservation area, which was named as the best place to live in Edinburgh in 2023 by The Sunday Times. The town's two-mile long sandy beach, well-regarded schools, and outstanding amenities are all within walking distance and it is a mere 15-minute car journey to Edinburgh city centre – the perfect arrangement for families.

## GENERAL FEATURES

- A new townhouse conversion by London Edinburgh Holdings
- Spread over four floors, covering 2,898.8 square feet
- Part of a B-listed former church built in 1910-12
- Prime location in the Portobello conservation area
- All-new fixtures and fittings and preserved original features
- Home Report value - £975,000
- EPC Rating - B

## ACCOMMODATION FEATURES

- Reception hall and central hall with generous storage
- Open-plan living room and (new) Häcker German kitchen
- Openly adjoined dining room with garden access
- Galleried landings (one with an office/snug area)
- Large principal bedroom or drawing room
- Five further double bedrooms that are spacious
- Walk-in wardrobe and a large dressing area
- Versatile gallery with a mezzanine-style layout
- Four new bathrooms by Burlington Bathrooms
- Brand-new gas central heating system
- Double-glazed windows throughout

## EXTERNAL FEATURES

- Landscaped garden with southeast-facing aspect
- Private residents' parking with visitors' spaces

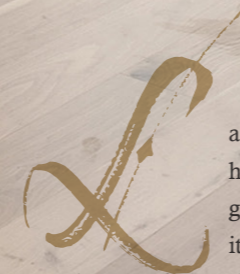
# THE ENTRANCE

*Step into a new home where high  
style and heritage fuse together*

The former church immediately catches the eye with its red sandstone façade and Gothic features. The outstanding impression continues inside, as the arched front door opens into a reception room leading to a central hall (both with generous built-in storage).

# OPEN-PLAN LIVING

*at its very finest*



aid with engineered oak flooring, the open-plan kitchen and living room is a striking reception area and the sociable hub of the home. It has spacious dimensions for comfy furniture, and is brightly illuminated by southeast-facing glazed doors, which extend the room out into the garden. An openly connected dining room is adjacent, retaining its own sense of space thanks to the magnificent feature archways and original pillar that cleverly zone the layout. Another set of glazed doors provide garden access too, creating a wonderfully bright atmosphere that truly lets the outside in.



## *A brand-new German kitchen designed to impress*



The Häcker kitchen has a statement design and a Shaker-inspired style. It is arranged around a central island with a breakfast bar, offering a generous selection of cabinets and sweeping Silestone worktops. A dream for budding chefs, the sophisticated space is further enhanced by all-new appliances, including an electric Rangemaster cooker and extractor hood, and seamlessly integrated appliances (fridge/freezer, dishwasher, and washing machine).



# THE KITCHEN



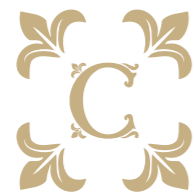


# SIX LARGE DOUBLE BEDROOMS

*A highly versatile family home with a wealth of bedrooms*



Spread across the residence are six large double bedrooms that pair crisp neutral décor with plush carpets for optimal comfort. The rooms are bright and airy, and many are also enhanced by eye-catching architectural features, including original stonework and grand tracery windows which add an abundance of character. On the first floor, the principal bedroom boasts an expansive footprint, which would work equally well as a drawing room, whilst the second bedroom has a large dressing area with direct access to the family bathroom. Three bedrooms are served by high-spec en-suites and bedroom six has a generous walk-in wardrobe.

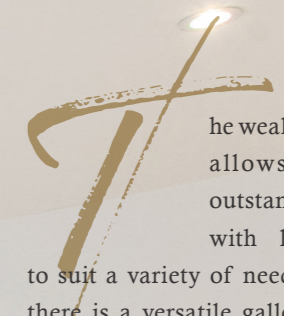


THE PRINCIPAL BEDROOM  
BOASTS AN EXPANSIVE  
FOOTPRINT, WHICH WOULD  
WORK EQUALLY WELL AS A  
DRAWING ROOM



# THE GALLERY

*a lovely vantage point overlooking the  
traciered windows*



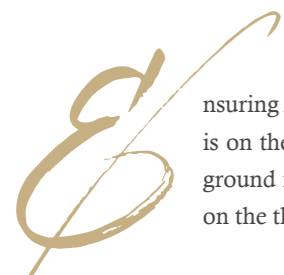
The wealth of bedrooms allows buyers outstanding flexibility with layout options to suit a variety of needs. In addition, there is a versatile gallery room, with a mezzanine-style layout, which forms an ideal guest quarters or family living space – one that has a lovely vantage point overlooking the traciered windows. Galleried landings offer space for additional furnishings too, with the top-floor landing providing a naturally-lit office area/snug.





# BRAND-NEW BATHROOMS

*by Burlington Bathrooms*



Ensuring zero waiting times, the home has four brand-new washrooms by Burlington Bathrooms. A four-piece family bathroom is on the first floor, equipped with a bath and separate shower cubicle, a Jack-and-Jill style en-suite shower room is on the ground floor attached to bedroom five, and two further en-suite shower rooms (connected to bedrooms three and four) are on the third floor. All are completed to a high specification, incorporating Carrara marble tiles and walk-in rainfall showers.

Double-glazed windows are throughout and the property has a brand-new gas central heating system, ensuring year-round warmth.





# A MANICURED GARDEN WITH A SUNTRAP ASPECT

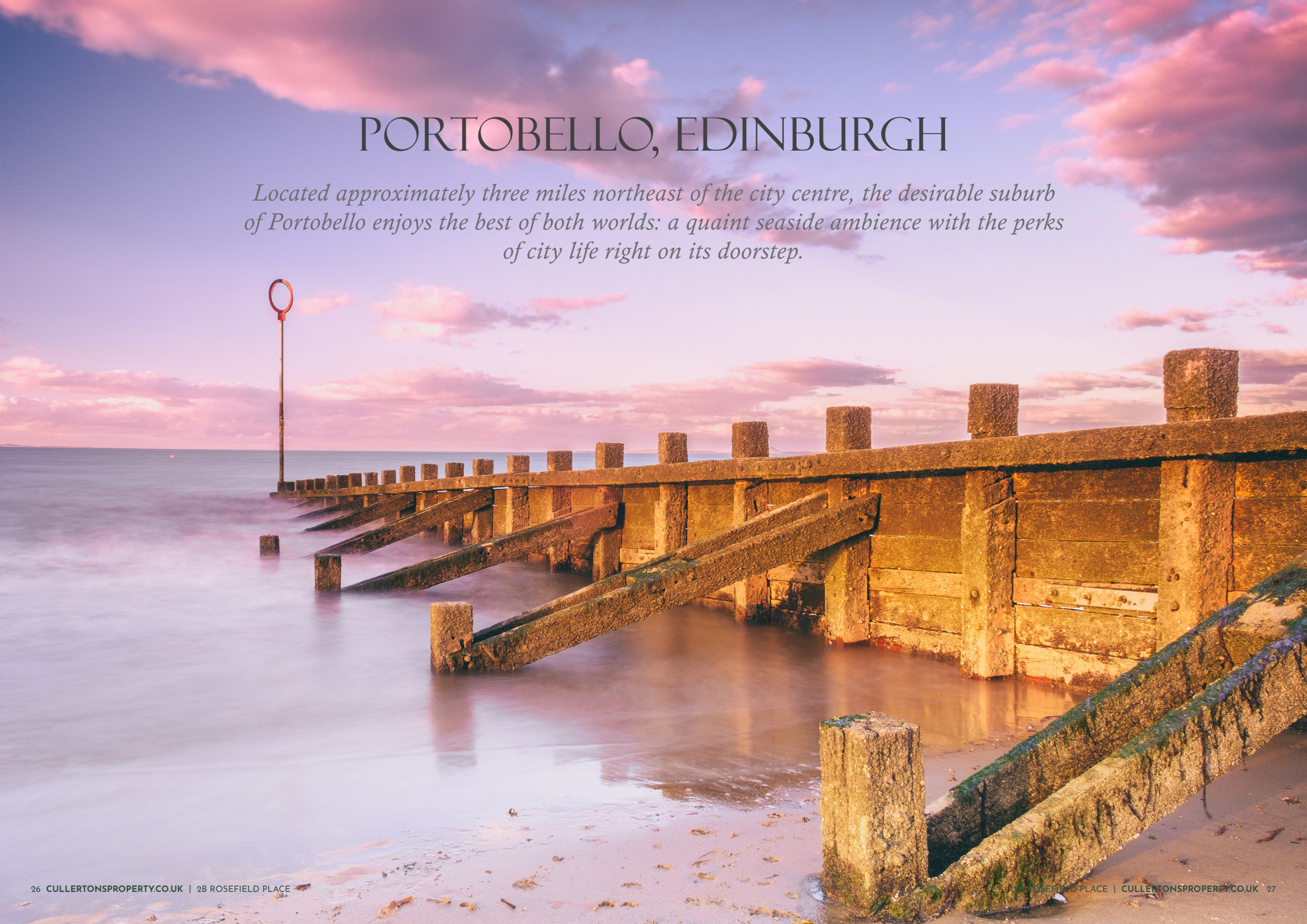
P

erfect for families, there is a landscaped front garden, which is laid with a manicured lawn framed by low fencing. It is the ideal size for summer soirees and it catches all-day sun thanks to a southeast-facing aspect. Private residents' parking is provided, with ample spaces for visitors too.

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

# PORTOBELLO, EDINBURGH

*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 Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals 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.

## SCHOOLS

State Schools: Duddingston Primary  
 School, St John's RC Primary  
 School, Portobello High School,  
 Holy Rood RC High School

## CULTURE

Portobello Library,  
 Portobello Beach,  
 Tribe Party

## SHOPPING

Excellent local amenities and more extensive shopping facilities available at nearby Fort Kinnaird Retail Park and Craigmillar Shopping Centre.

# #1

A PICTURESQUE COASTAL SUBURB THAT OFFERS A STUNNING BEACH AND THE PERKS OF CITY LIVING, BOTH PRACTICALLY ON YOUR DOORSTEP

## LOCATION



3.4 miles east of  
 Edinburgh City Centre

## PARKS

Portobello Beach,  
 Figgate Park,  
 Rosefield Park,  
 Abercorn Park,  
 Heron Island, Joppa  
 Quarry Park

## TRANSPORT



Bus – 19, 21, 26, 44, 49,  
 113, 124, X6

Train Station – Brunstane  
 (1.4 miles)

Airport – Edinburgh  
 International (18.8 miles)



## SPORTS

Portobello Golf Course, Treverlen Skate Park, Portobello Swim Centre, Powerleague Portobello, Tumbles at Portobello

## FOOD & DRINK

A wide range of nearby pubs and cafés and local restaurants and eateries



## 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

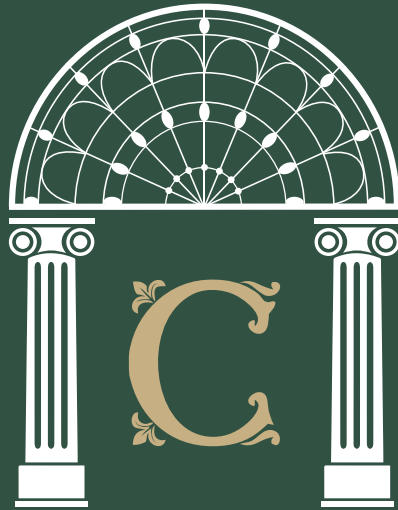
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed 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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



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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.