

# 7/2 GREAT STUART STREET

NEW TOWN, EDINBURGH, EH3 7TP

*Part of an A-listed Georgian building, this exclusive three-bedroom second-floor apartment is a stunning city centre residence, which covers 2,430 square feet to provide expansive accommodation that is finished to impeccably high standards, incorporating sophisticated modern interiors and preserved period features.*





# 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.



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2020-2021

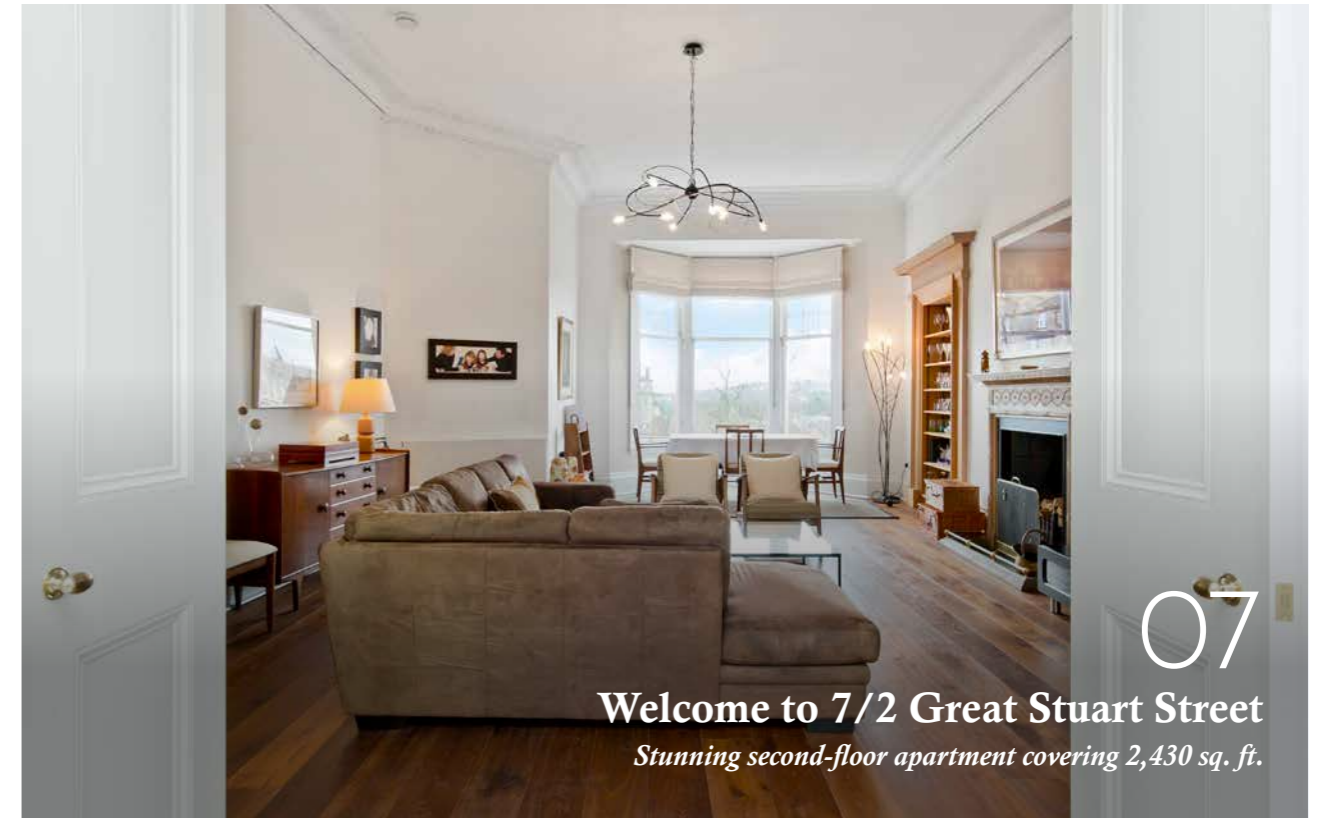


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SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2021-2022



ESTATE AGENCY  
OF THE YEAR  
2021-2022

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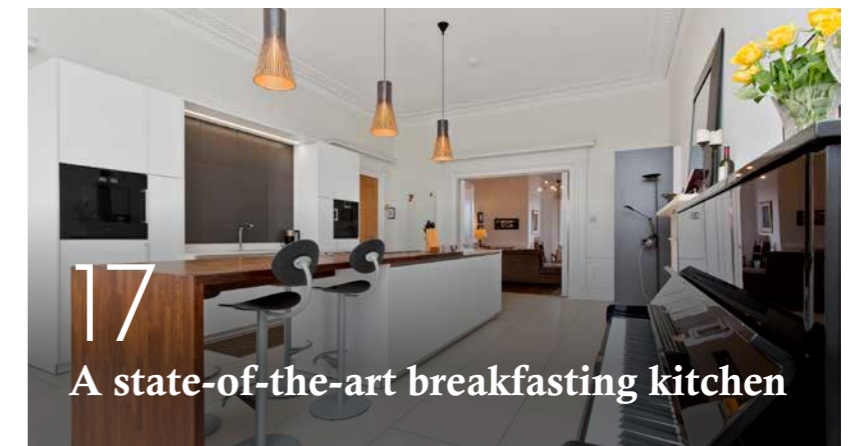
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*Property Name*

7/2 Great Stuart Street

*Location*

New Town, Edinburgh, EH3 7TP

*Approximate  
total area:*

225.8 sq. metres (2430.6 sq. feet)



Second Floor





# S

# Welcome

## TO 7/2 GREAT STUART STREET

Located in the heart of Edinburgh's prestigious New Town conservation area, this exceptional three-bedroom second-floor apartment has a prime location in one of the capital's most desirable postcodes. It is set within easy reach of all the city centre has to offer, with world-class shopping facilities and famous landmarks practically on the doorstep. Furthermore, the rarely available residence forms part of a characterful A-listed Georgian building, designed by the renowned Scottish architect James Gillespie Graham in 1822. The home pairs charming period features with high-end contemporary interiors, which have very generous proportions and lofty ceilings. In addition, the exclusive property boasts three high-spec washrooms and a stylish German kitchen. It also offers impressive views over the picturesque Dean Valley and it has access to the Moray Feu Georgian gardens (for a modest fee).

### GENERAL FEATURES

- Stunning second-floor apartment covering 2,430 sq. ft.
- Part of a characterful A-listed Georgian building
- In the prestigious New Town conservation area
- Stylish interiors with preserved period features
- Impressive views over the idyllic Dean Valley
- Home Report value - £1,250,000 | EPC Rating - C

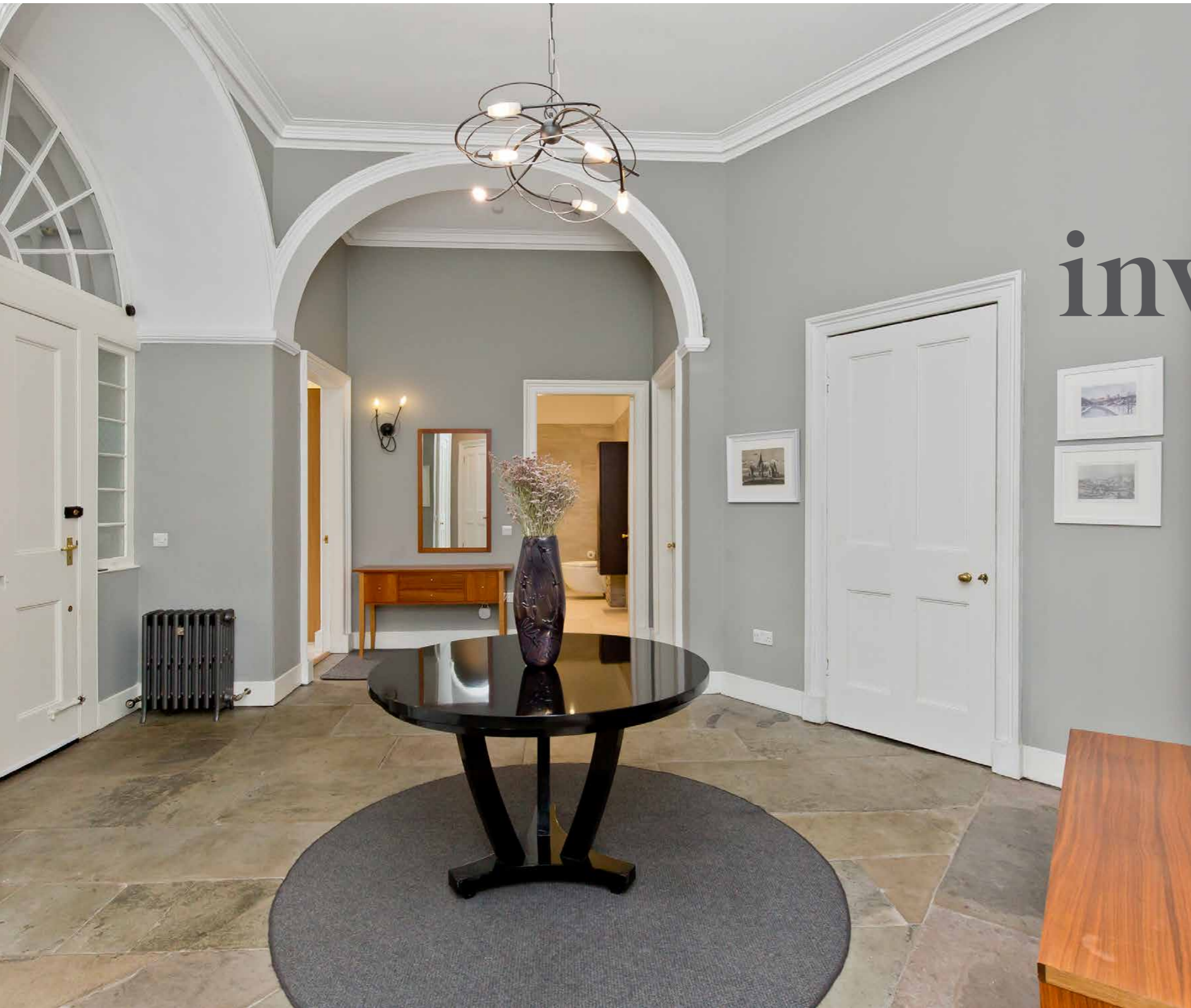
### ACCOMMODATION FEATURES

- Reception hall with two built-in cupboards
- Large living/dining room with an open fireplace
- Warendorf breakfasting kitchen from Craighead and Woolf
- Utility room with storage and workspace
- Three expansive king-size bedrooms
- High-end Jack-and-Jill style family bathroom
- High-specification en-suite shower room
- Convenient WC located by the entrance
- Gas central heating and underfloor heating
- Traditional sash windows (many with working shutters)

### EXTERNAL FEATURES

- Two drylined under-street cellars
- Access to the Moray Feu gardens (for a modest fee)
- Controlled permit parking (Zone 1A)





A GRAND  
**invitation**  
TO THIS INSPIRING HOME

T

he apartment is reached via a secure shared entrance and traditional stairwell, the front door (framed by ornate feature glazing) providing a tantalising glimpse of what to expect. It opens to a broad reception hall, finished with on-trend décor and a stone-tiled floor. Period four-panel wooden doors lead to the main accommodation, but before that the hall provides two built-in cupboards and a grand invitation to this inspiring home.



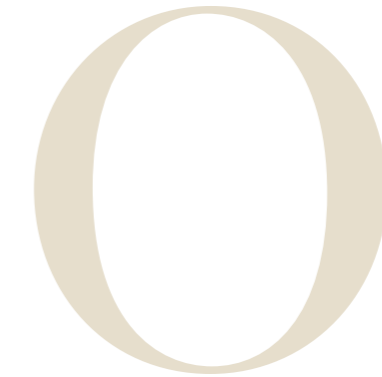
# A remarkable

RECEPTION ROOM



# Brimming

WITH PERIOD  
CHARM



Offering a substantial amount of floorspace, the living/dining room can accommodate a varied and fantastic choice of furnishings. It is enhanced by a neutral backdrop and rich wood detailing (including a hardwood floor), creating a fresh aesthetic that is stylish and homely. Well-retained period details add to the character of the space, drawing attention to the historic charm of the room. From the original open fireplace with an imposing surround, to the lavish cornice work that accentuates the high ceiling – it perfectly captures a sense of grandeur.



An Edinburgh press cupboard and a shelved recess provide on-hand storage, whilst the curvature of a southwest-facing bay window forms the perfect setting for a dining table and chairs – especially as the window frames spectacular panoramic views over the Dean Valley and Water of Leith.



# State-of-the-art

BREAKFASTING KITCHEN

# F

rom Craighead and Woolf, the breakfasting kitchen is by luxury German designers, Warendorf. It can be accessed from the hall or from the living room, where bi-folding doors allow the two impressively large spaces to be united – perfect for festive occasions. Appointed in white and with wooden textures, it has an ultra-modern aesthetic and a statement design organised around a central island.

# Perfect FOR ALL OCCASIONS

It incorporates sleek handle-less cabinets and quality worksurfaces, which include a breakfast bar. The desirable look is further enhanced by ambient lighting and high-end integrated appliances (Gaggenau induction hob with in-built extractor, Gaggenau oven, Gaggenau convection oven and microwave combined with a warming drawer, half fridge and freezer by Siemens, and dishwasher). The room is finished by premium floor tiles, a handsome feature fireplace, and twin sash windows, fitted with comfortable seating to admire a beautiful view over listed Georgian buildings. A neighbouring utility room, provides further cabinet storage and workspace, housing a freestanding washer and dryer.



# Impeccably styled

KING-SIZE  
BEDROOMS





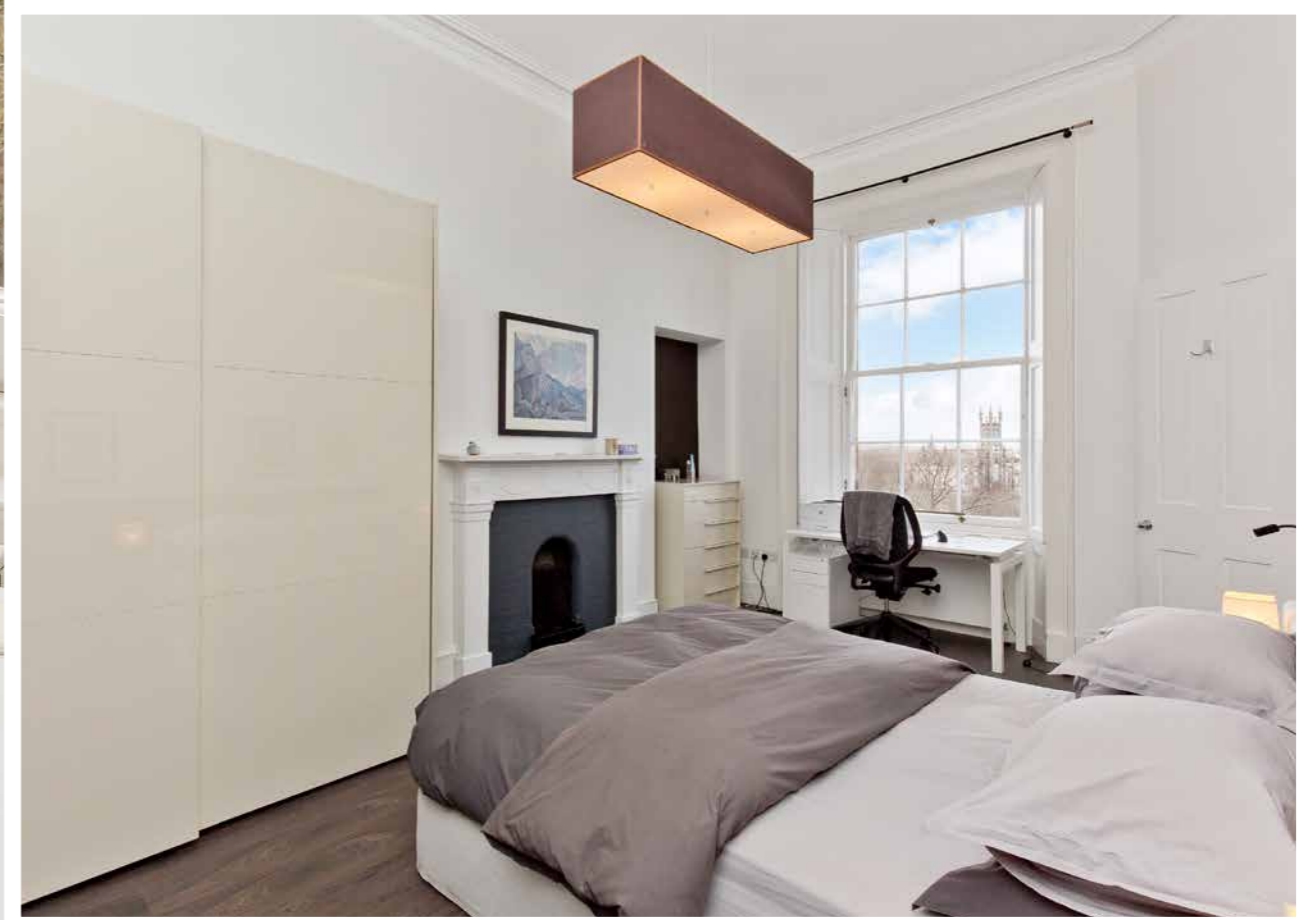
ENJOY A

# *peaceful*

NIGHT'S SLEEP

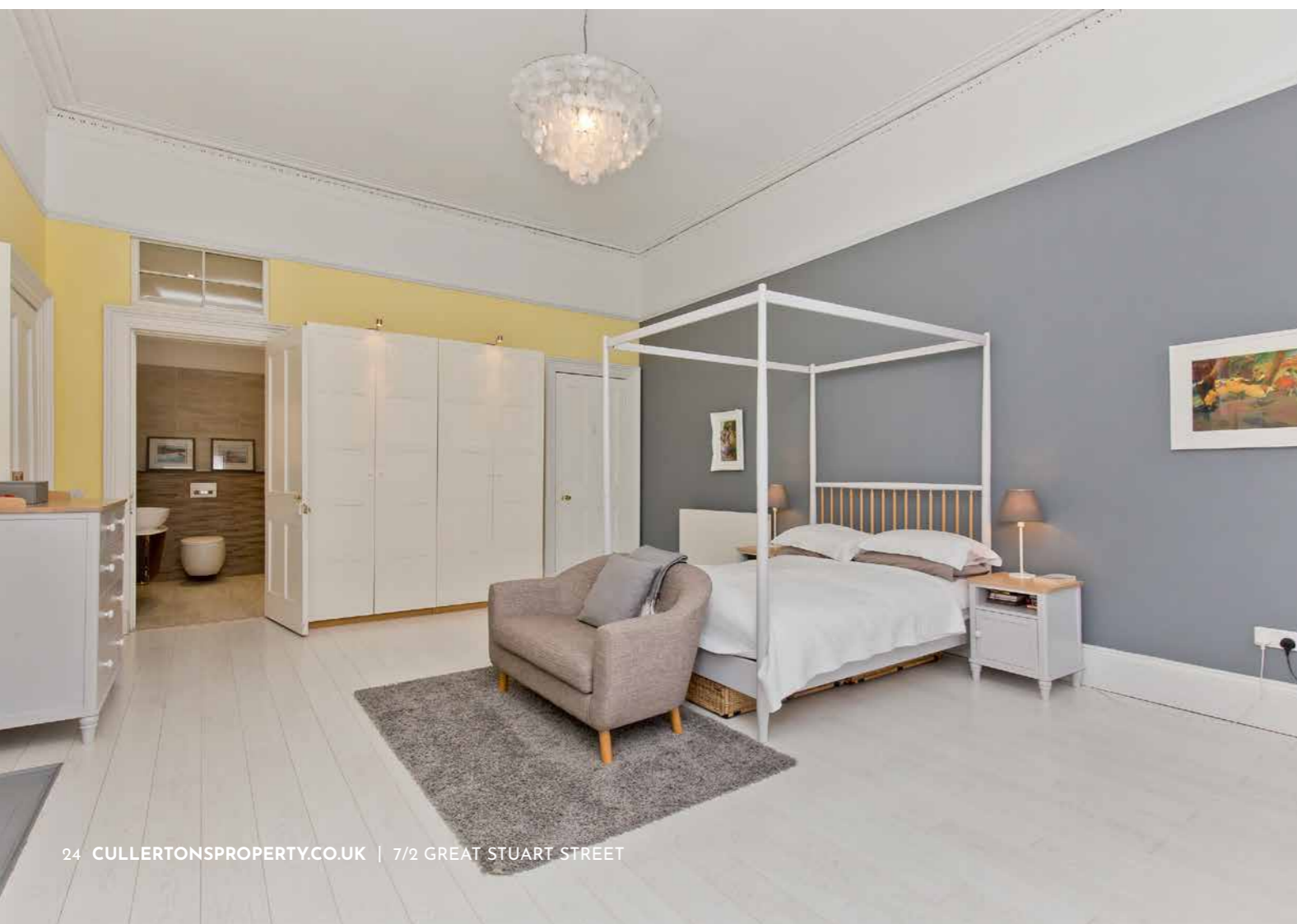
# T

he three king-size bedrooms all boast expansive dimensions to accommodate a wide range of bedside furnishings, with ample floorspace remaining for a home workstation, vanity table, and comfortable seating. Each room has impeccable styling and traditional window shutters to ensure a peaceful night's sleep. The southeast-facing principal bedroom has the largest proportions, further benefitting from a picture rail, intricate cornicing, and a focal-point feature fireplace.





Bedroom two also has an ornate feature fireplace; plus, it has the luxury of an en-suite and it shares the tranquil aspect of the living area, gazing out across the Water of Leith. The third bedroom boasts clever storage solutions, including a clothes rail neatly built into the wall.



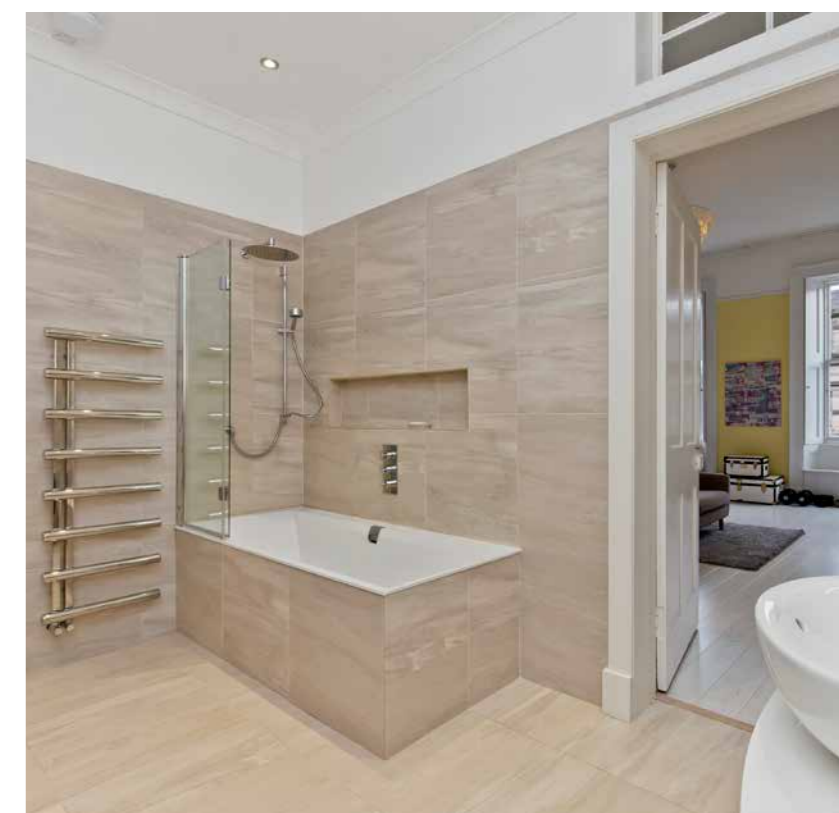
# High-spec

BATHROOMS

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he apartment is served by a family bathroom, an en-suite shower room, and a separate WC which have high-specification designs from Napier Bathrooms and Interiors.

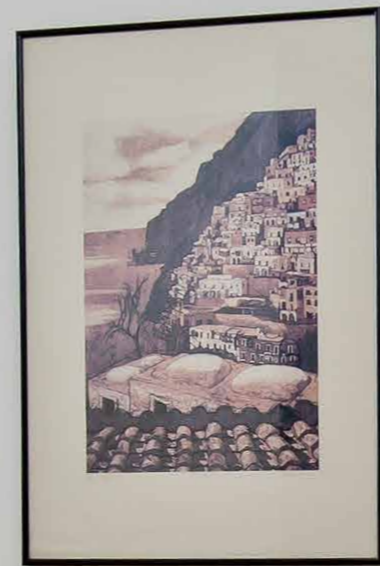
Enveloped by premium porcelain tiles, the family bathroom has a Jack-and-Jill style layout, connected to the principal bedroom and reception hall. It is comprised of a hidden-cistern toilet, a floating washbasin with storage, an illuminated mirror, a statement towel radiator, and a double-ended bathtub with a handheld shower and overhead rainfall shower.



FLOODED  
WITH

*natural* LIGHT

The en-suite has similar high-quality finishings, but with a double walk-in rainfall shower instead of a bath. Meanwhile, the WC is conveniently just off the hall by the entrance. Gas central heating and underfloor heating (in the kitchen and bathrooms) ensure year-round comfort, whilst traditional sash windows (many with working wooden shutters) allow a flow of natural light.





# Discover

THE MORAY FEU

**F**or a small fee residents can enjoy the spectacular Moray Feu gardens. Perfectly landscaped and manicured, the Moray Feu are a private collection of Georgian gardens that provide islands of natural beauty in the heart of the city centre. The property has two drylined under-street cellars for storage and, conveniently, residents also have access to controlled permit parking (Zone 1A), ensuring a space to park within the busy heart of the capital.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and a washer and dryer to be included in the sale.





# New Town

EDINBURGH



**D**istinguished 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. Backed by the Water of Leith, the property benefits from a highly convenient setting on the western flank of Edinburgh's New Town. It is set within easy walking distance of all the city centre has to offer, and being close to the West End, it has the pick of some of the capital's finest recreational facilities, including a wide range of top-quality eateries and bars.

The iconic Dean Village and fashionable Stockbridge (home to award-winning gourmet restaurants) are both just a short 10 minutes stroll away, and world-famous attractions like Edinburgh Castle and the Scott Monument can be easily reached on foot. 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 £1 billion 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.



C  
7/2  
GREAT STUART  
STREET

# Amenities ON YOUR DOORSTEP

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 the highly-regarded schools of Stockbridge Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High, and Broughton High, 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 Haymarket and Waverley stations.





## 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.



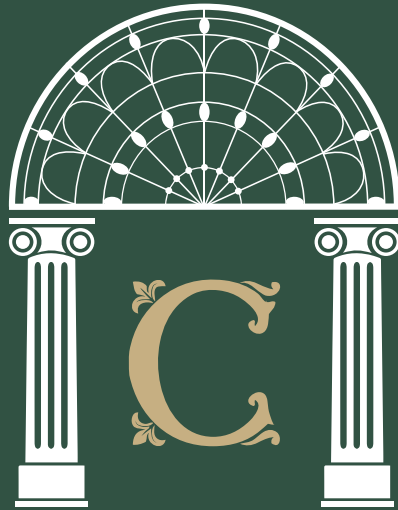
## GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.