

# 27A EGLINTON CRESCENT

WEST END, EDINBURGH, EH12 5BY

*Forming part of a B-listed Victorian terrace (1875-1880), this garden flat offers outstanding accommodation in the very centre of Edinburgh's highly sought-after West End; it is a truly stunning two-bedroom home that must be experienced to be properly appreciated.*







# 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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*A rarely available main-door lower ground-floor apartment*

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## Property Name

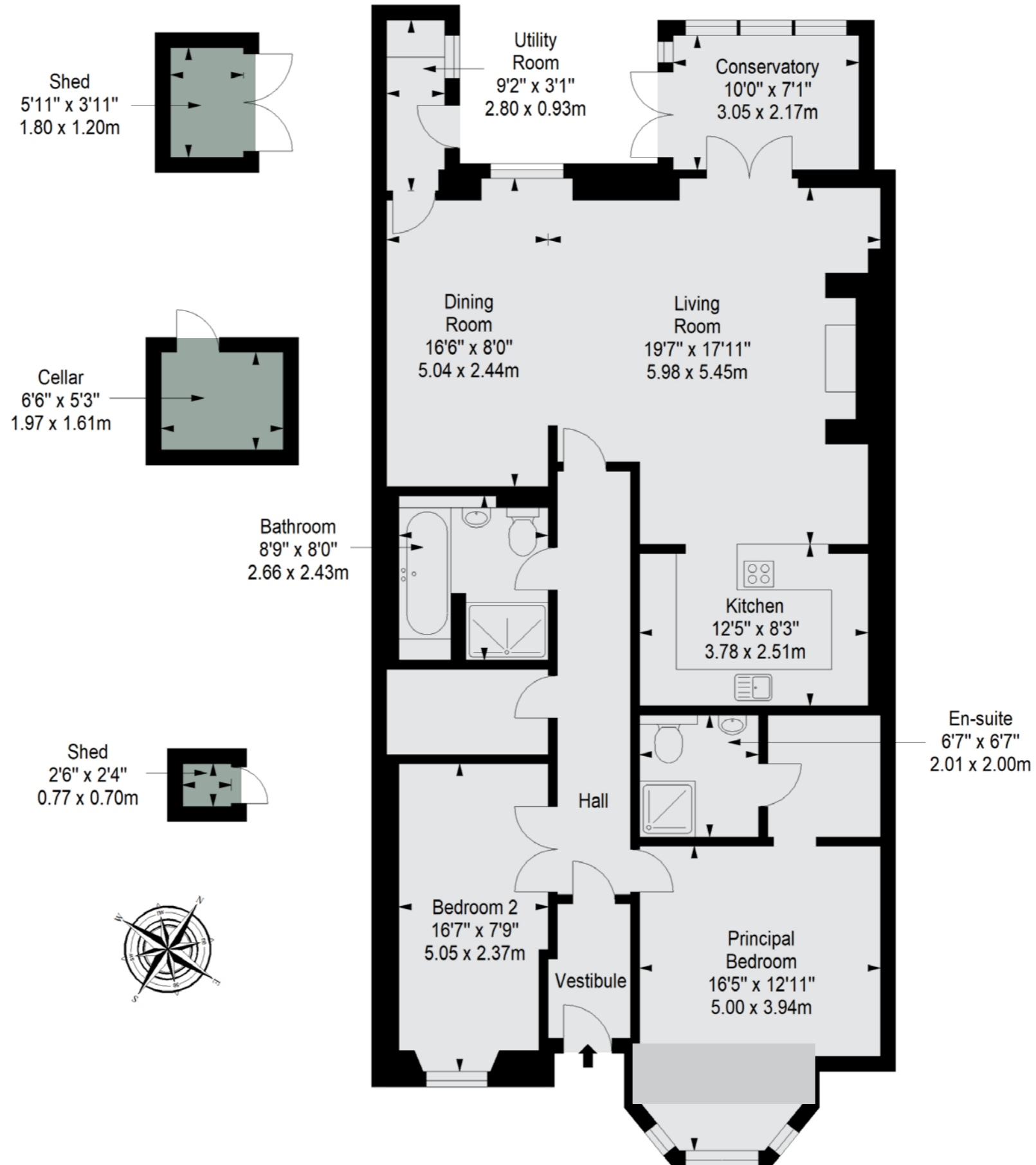
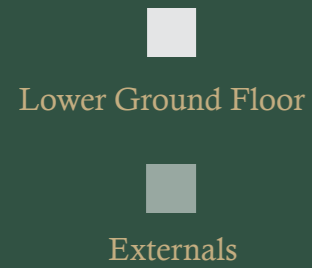
27A Eglinton Crescent

## Location

West End, Edinburgh,  
EH12 5BY

## Approximate total area:

132.9 sq. metres (1430.6 sq. feet)







  
27A Eglinton  
Crescent

This two-bedroom garden flat is a stunning main-door property set within a classically-detailed (B-listed) Victorian terrace by the renowned and highly influential Scottish architect, John Chesser. It forms part of the New Town World Heritage Site, and is situated in the heart of Edinburgh's highly prestigious West End – the perfect setting for enjoying the very best of the city centre and all it offers. This incredible city home also features the ideal combination of traditional period architecture (with its expansive, bright and airy rooms) coupled with exceptional interior design which complements the historic character of the building, whilst maintaining all the comforts of contemporary living. It further boasts an amazing open-plan reception room with a statement kitchen; plus, it has a conservatory, two high-end bathrooms, and a beautiful tiered garden that is private to the southeast-facing home.

## GENERAL FEATURES

- A stunning garden flat
- Part of an historic B-listed Victorian terrace
- Set in Edinburgh's prestigious West End
- Within the New Town World Heritage Site
- Exceptional interior design and finishings
- Home Report value - £700,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Private main-door entrance
- Vestibule and hall with large cloakroom
- Open-plan kitchen/living/dining room
- Statement kitchen with granite worktops
- Charming conservatory with leafy views
- Principal suite with a walk-in wardrobe
- Second spacious double bedroom
- Family bathroom with a four-piece suite
- Contemporary en-suite shower room
- Gas central heating and sash windows

## EXTERNAL FEATURES

- Low-maintenance front area with shed
- Private cellar for additional storage
- Mature rear garden with a lawn and patio
- Controlled permit parking (Zone 1)





# THE ENTRANCE

*Experience an  
impeccable  
city home*

A short flight of steps head down to the apartment's private front door, which opens into a vestibule flowing through to a central hall. Immediately, it's apparent the home is of an exceptionally high quality, brimming with elegance from its fashionable décor and solid oak floor. Painted four-panel wooden doors lead to the main accommodation, as well as a large cloakroom for coats and shoes.





# THE EXPANSIVE RECEPTION ROOMS



## *Unique and impressive open-plan living*



At the end of the hall is the open-plan kitchen, living and dining room – the magnificent heart of the home, which is arranged for all occasions ensuring a sociable environment. Decorated in sumptuous tones and with oak flooring, it skilfully blends a neutral backdrop with exposed stone work and a bold feature wall, framing a log-burning stove for cosy winter evenings. The stove forms the focal point for a spacious lounge area, and there remains ample floorspace behind this zone for a large table and chairs. A generous trio of fitted bookshelves, lit by spotlights, adds the finishing touch to this highly sophisticated space. From here, double doors also flow into a charming conservatory, which enjoys light olive hues and a leafy outlook, providing a magical setting for relaxation.





*The ideal combination of traditional period architecture coupled with exceptional interior design*





# A STATEMENT KITCHEN

*with granite worktops*

**S**haring in the open-plan layout, yet set to the rear of the room to retain its own space, the kitchen has a high-specification design and a stylish colour scheme, elevating the reception area further. It provides fantastic storage and workspace too, with modern cabinets in slate grey and luxurious granite worktops. Perfect for food lovers, it also incorporates a breakfast bar for socialising whilst cooking, as well as undercabinet lighting for ambient moods and a suite of high-end appliances (integrated oven, combi microwave oven, electric hob, and dishwasher, and freestanding American-style fridge/freezer). Providing a discreet space for laundry, there is a separate utility room which has alternate access to the private rear garden.













# TWO BEDROOMS WITH EXQUISITE STYLING



The two bedrooms are both large doubles that provide a generous amount of floorspace for a variety of furnishings. The second bedroom is adorned in neutral tones set against an olive-green backdrop, and like the principal suite, it is laid with deluxe oak flooring.





## *The Principal suite*

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he principal suite has particularly expansive proportions and it is fronted by a southeast-facing bay window for a light-filled ambience.

What immediately catches the eye is the exquisite interior design, pairing soothing grey décor with white detailing and a gold trim border – it is a highly effective look that is textured by classic picture frame moulding for a traditional finish. The room also has the luxury of an en-suite and a walk-in wardrobe, complete with fitted storage and clothes rails.







# THE WASHROOMS

*A contemporary family bathroom  
and en-suite*



**F**inished in sandy-toned hues, the en-suite shower room has an appealing combination of premium wall tiles and coordinated décor. It is an attractive look, complemented by the quality fixtures, which include a hidden-cistern toilet, storage-set washbasin, ladder-style towel radiator, and double walk-in shower enclosure. The contemporary family bathroom has similar styling, boasting a four-piece suite that incorporates a double-ended bathtub and a separate shower cubicle with a rainfall shower.

Ensuring an abundance of natural light and cosy living environments, the property has traditional sash and case windows and gas central heating.

Extras: all fitted floor and window coverings, select light fittings, integrated kitchen appliances, freestanding fridge/freezer, washing machine, and tumble dryer to be included in the sale.





# MATURE GARDEN

*with established plants*

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o the front, the apartment has a private low-maintenance area that is paved and fitted with a shed and a cellar for further storage. In addition, there is a beautiful rear garden which is fully enclosed, providing a leafy green haven for summer enjoyment. It features a decked area, stepping up to a large lawn (framed by mature plants) and backed by a patio for alfresco dining in the sun. It is a lovely space that is bright and vibrant. It comes with another shed too. Conveniently, homeowners also have access to controlled permit parking (Zone 1) – an essential feature in the heart of the city centre.







27A Eglinton  
Crescent





# WEST END, EDINBURGH



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 West End falls within the catchment area for sought-after Flora Stevenson Primary School and Broughton 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.





*One of the most desirable addresses in the capital*

## SCHOOLS

State Schools: Roseburn Primary School, Craigmount High School, St Mary's RC Primary School, St Thomas of Aquin's RC 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

# #1

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 – West End (0.8 miles)

Train Station – Haymarket (0.9 miles)

Airport – Edinburgh International (6.8 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

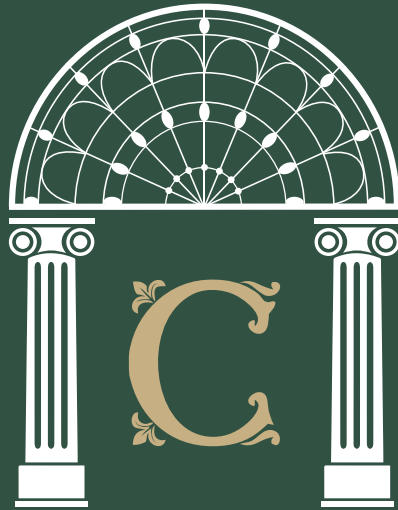
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed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