

14B COATES GARDENS

WEST END, EDINBURGH, EH12 5LB

Ground-floor flat forming part of a handsome B-listed Victorian building in the exclusive West End, within the New Town conservation area, with two bedrooms, an open-plan living area, a contemporary bathroom, and modern interiors accompanied by 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.



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The Herald
PROPERTY
AWARDS FOR
SCOTLAND
2021
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STUDIOS
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OF THE YEAR
2021-2022

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CONTEMPORARY
INTERIORS
ELEGANTLY
ENHANCED
BY BEAUTIFUL
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MAINTAINED
EGLINTON AND
GLENCAIRN PRIVATE
GARDENS



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Open-plan living room and kitchen - In the open-plan living/ dining room and kitchen, a large west-facing bay window (with working shutters) and a soaring high ceiling create a wonderfully light and airy ambience.

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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.

General features

B-listed Victorian ground-floor flat in the West End
Within the New Town conservation area
Excellent amenities on the doorstep
Sympathetic modern interiors and period features

Accommodation features

Secure shared entrance and traditional communal hall
Welcoming entrance hallway
Impressive kitchen/living/dining room
Contemporary kitchen design
Two rear-facing double bedrooms with fitted wardrobes
Stylish, modern bathroom with excellent storage
Gas central heating
Traditional sash-and-case windows

External features

Access to Eglinton and Glencairn private gardens (subject to an annual fee)
Controlled parking (Zone 1)

VIEWING ARRANGEMENTS

BY APPOINTMENT TELEPHONE
CULLERTON'S ON 0131 225 5007

HR VALUE £450,000
EPC RATING - C

Ground Floor
Approx. 81.8 sq. metres (880.5 sq. feet)



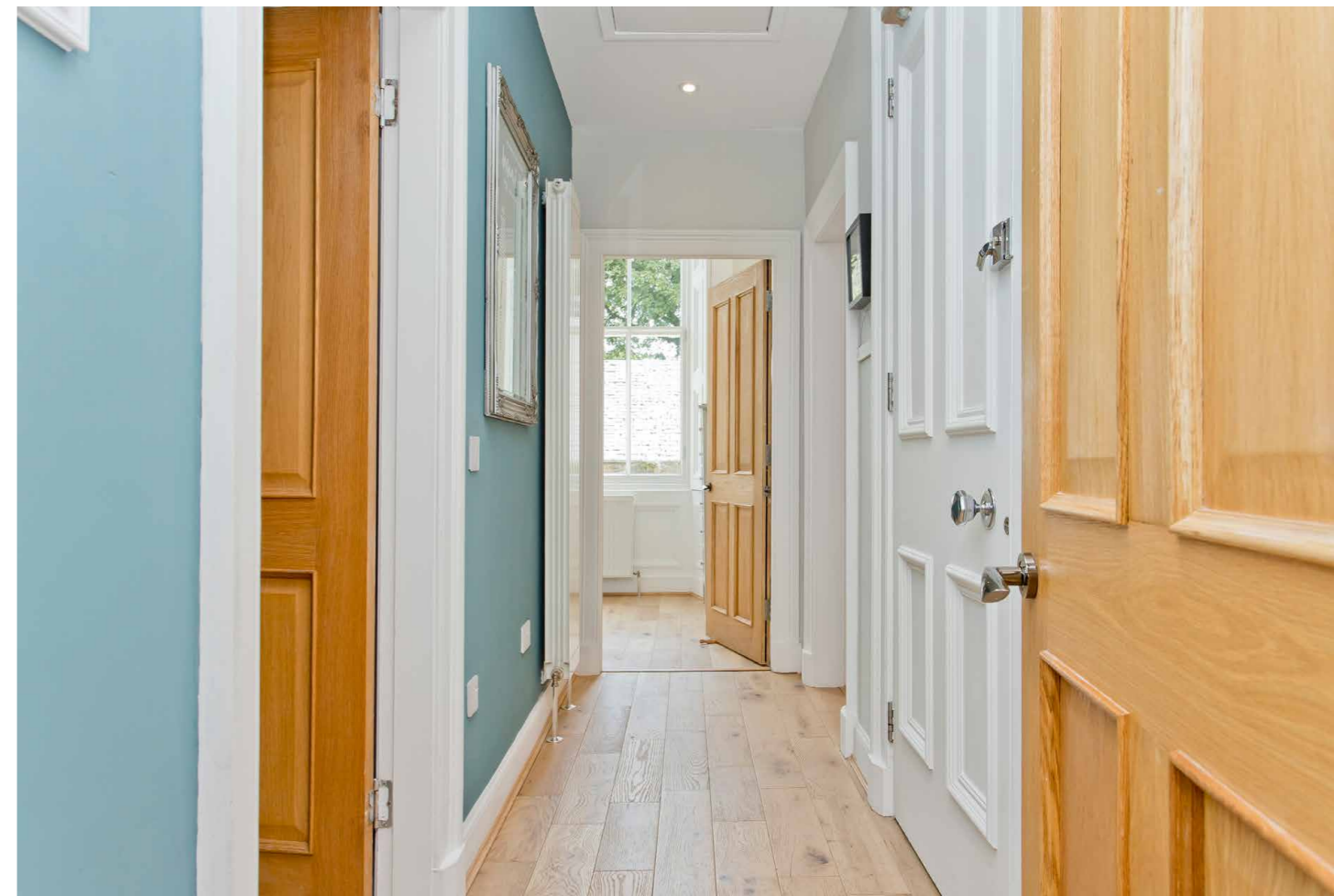
Total area: approx. 81.8 sq. metres (880.5 sq. feet)

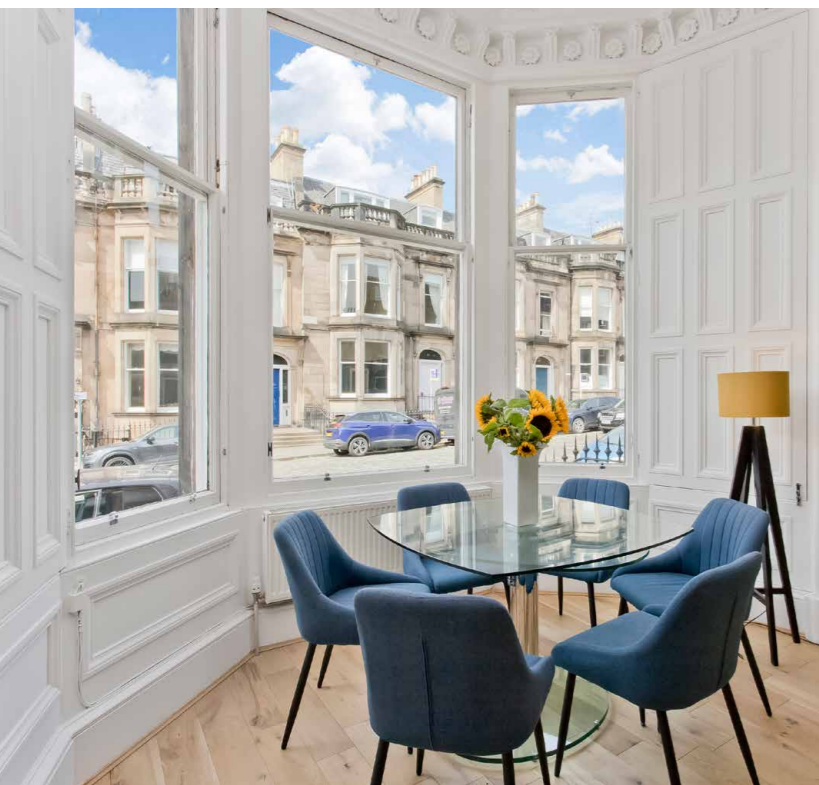
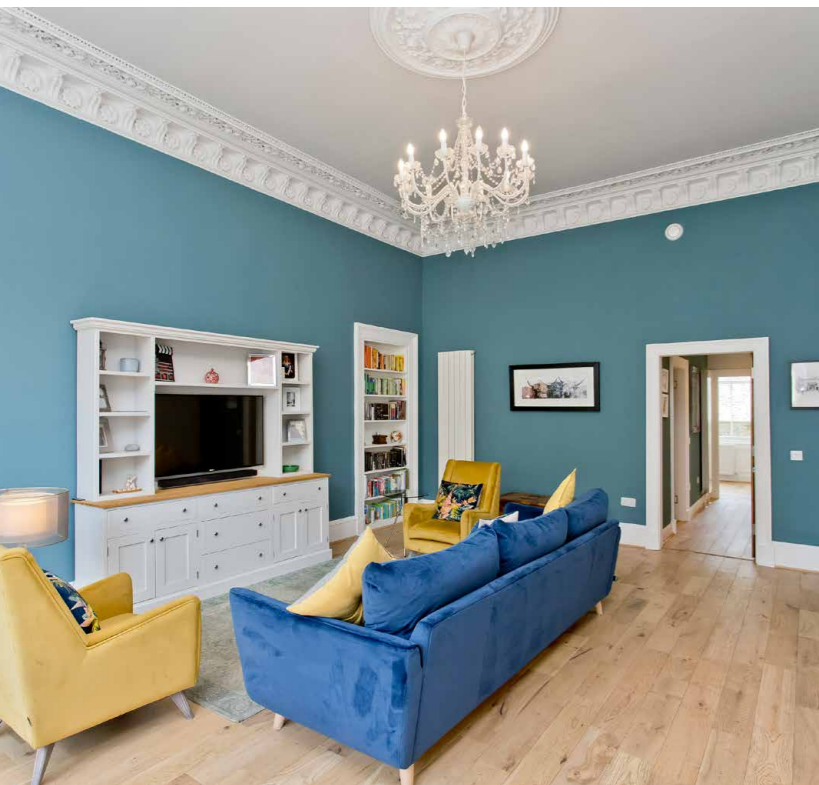


B-LISTED VICTORIAN FLAT IN THE WEST END

Coates Gardens is a quaintly cobbled street in the city's exclusive West End, within the New Town conservation area, and number 14 is a B-listed, Victorian former hotel. Flat B on the ground floor is a two-bedroom home which has been tastefully and sympathetically modernised with stylish, contemporary interiors elegantly enhanced by beautiful period features. The new owner will find fantastic amenities on the doorstep, including an eclectic array of shops, restaurants, cafés and bars, excellent transport links (Haymarket is under five minutes' stroll away), leisure facilities, entertainment and cultural venues, and scenic open spaces. Residents of Coates Gardens also benefit from access to Eglinton and Glencairn private gardens, subject to an annual fee.

The home's period grandeur is apparent from the outset and stone steps lead to the shared front door (with secure entry), where a traditionally tiled communal hall leads to the front door. The flat's private, high-ceilinged hall immediately sets the one for the interiors to follow, with attractive, modern two-tone décor and engineered oak flooring. The hall affords access to a large attic (fitted with flooring and shelving) via a hatch and Ramsay ladder.





THE OPEN-PLAN LIVING ROOM AND KITCHEN AN ENTERTAINER'S DREAM

In the open-plan living/dining room and kitchen, a large west-facing bay window (with working shutters) and a soaring high ceiling create a wonderfully light and airy ambience. Modern décor and the same flooring as the hall are accompanied by lovingly retained and beautifully detailed cornicing and a ceiling rose, whilst two open Edinburgh Presses offer display/storage shelving. Flexible floorspace is provided for a choice of furniture layouts catering for both relaxation and dining.



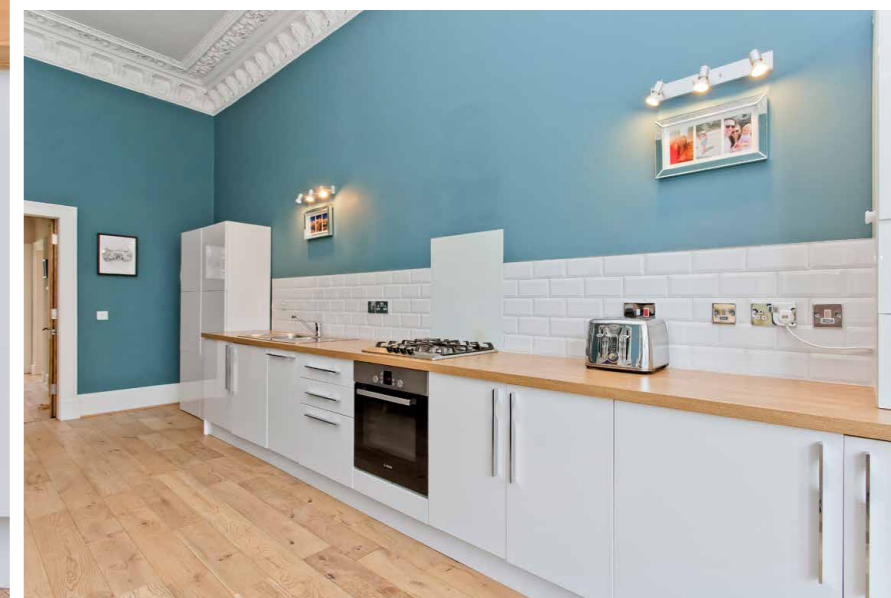


*“...Modern décor
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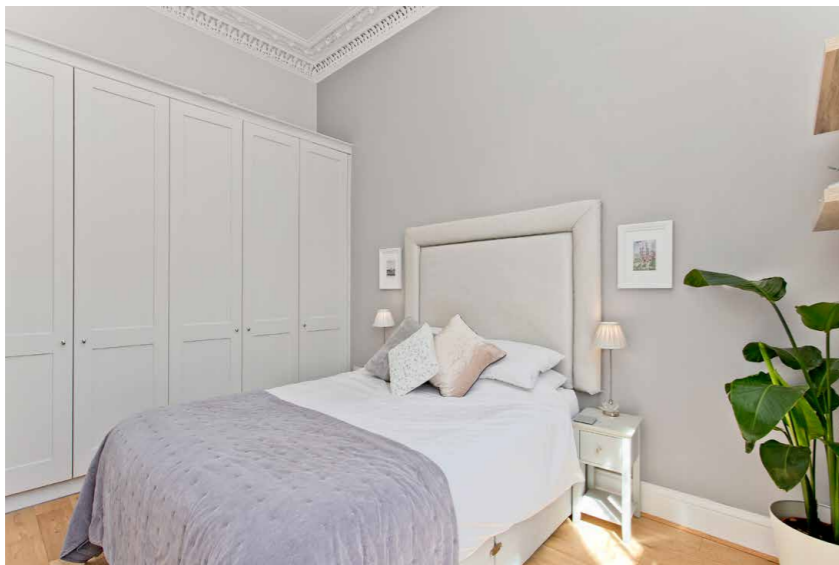
CONTEMPORARY KITCHEN DESIGN

The kitchen is neatly fitted to one wall and appointed with crisp-white cabinets, a wood-inspired worktop, and on-trend white metro-tiled splashbacks. Neatly integrated into the space are an oven, a gas hob (with a splashback panel), a dishwasher, a fridge, and a freezer, whilst space and plumbing are provided for a washing machine in the bathroom.





THE BEDROOMS TRANQUIL SLEEPING AREAS



Peacefully situated to the rear of the flat are two double bedrooms, both presented with stylish, modern décor and wood flooring, with the larger of the two retaining its beautiful cornicing and ceiling rose. The bedrooms both also benefit from large bespoke fitted wardrobes.







THE BATHROOM BATHE IN STYLE

The pristine, contemporary bathroom completes the accommodation on offer and comprises a double-ended bathtub with an overhead rainfall shower, a glazed screen, and a tastefully tiled surround, a WC-suite set into bespoke storage, and a chrome towel radiator.



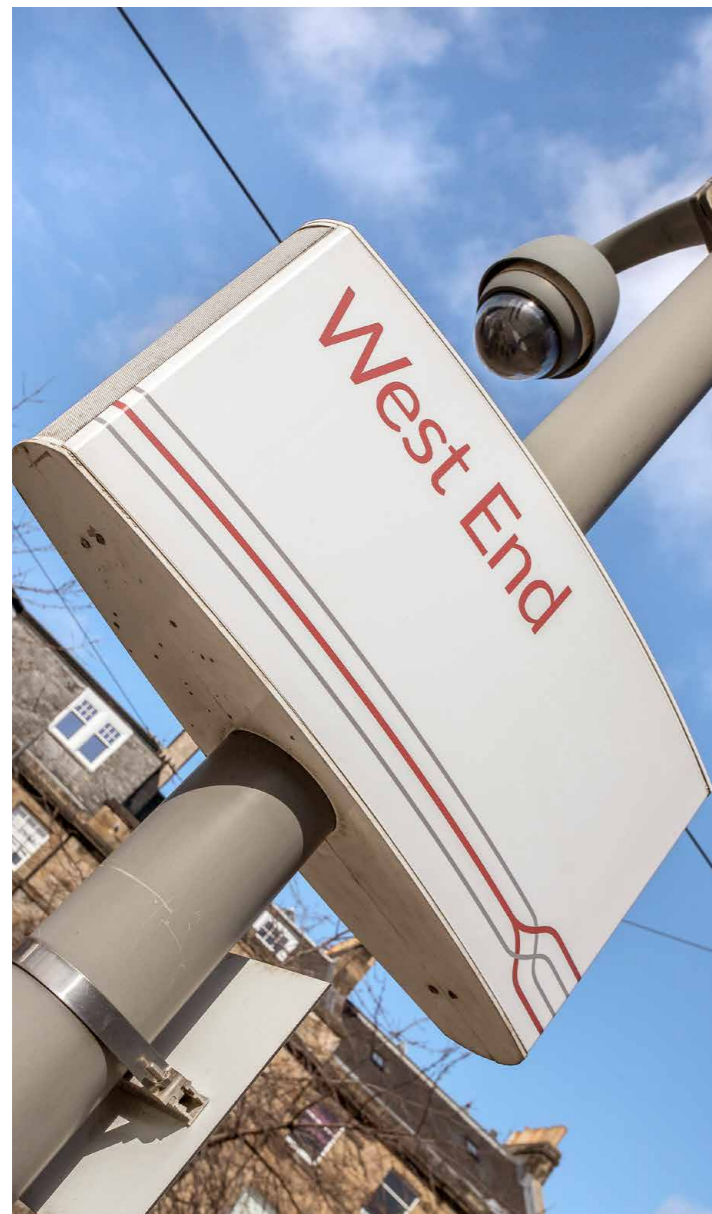
BEAUTIFULLY MAINTAINED PRIVATE GARDENS

The flat benefits from access to the beautifully maintained Eglinton and Glencairn private gardens (subject to an annual fee), which feature large lawns, mature trees, neat hedges, and a children's play area. Controlled on-street parking can be found on Coates Gardens and falls under Zone 1. Extras: all window blinds, light fittings (except living room), and integrated kitchen appliances will be included in the sale.



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.





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

#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
Haymarket (0.2 miles),
West End (0.5 miles)

Haymarket (0.2 miles)

Airport
Edinburgh International
(6.2 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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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.

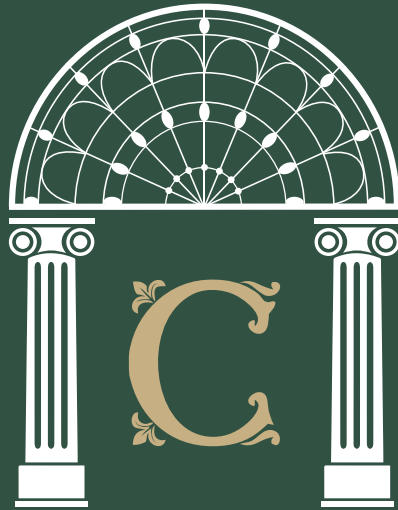


GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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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**ESTATE AGENCY
OF THE YEAR**

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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.