

# 10/2 GREENHILL PLACE

GREENHILL, EDINBURGH, EH10 4BR



  
CULLERTON'S





# 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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# TABLE OF CONTENTS



# 08

## Welcome to 10/2 Greenhill Place

*Brimming with period charm and character, this main-door double-upper flat is a substantial four-bedroom residence in exceptional condition, offering families the best in city living as part of a listed Victorian villa in the much sought-after Greenhill area of Edinburgh.*

04 Floorplan

08 The property

11 The entrance

12 Reception rooms

18 The kitchen



# 12

## The drawing room



# 22

## The bedrooms

22 The bedrooms

26 The bathrooms

28 Gardens & parking

30 The area





## Property Name

10/2 Greenhill Place

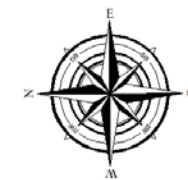
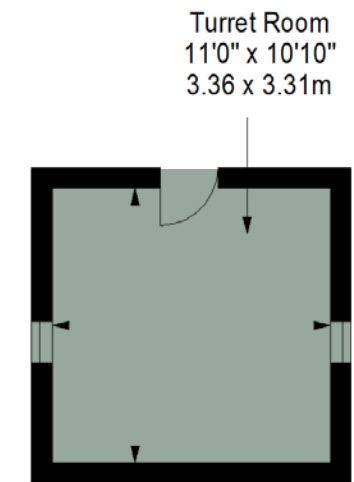
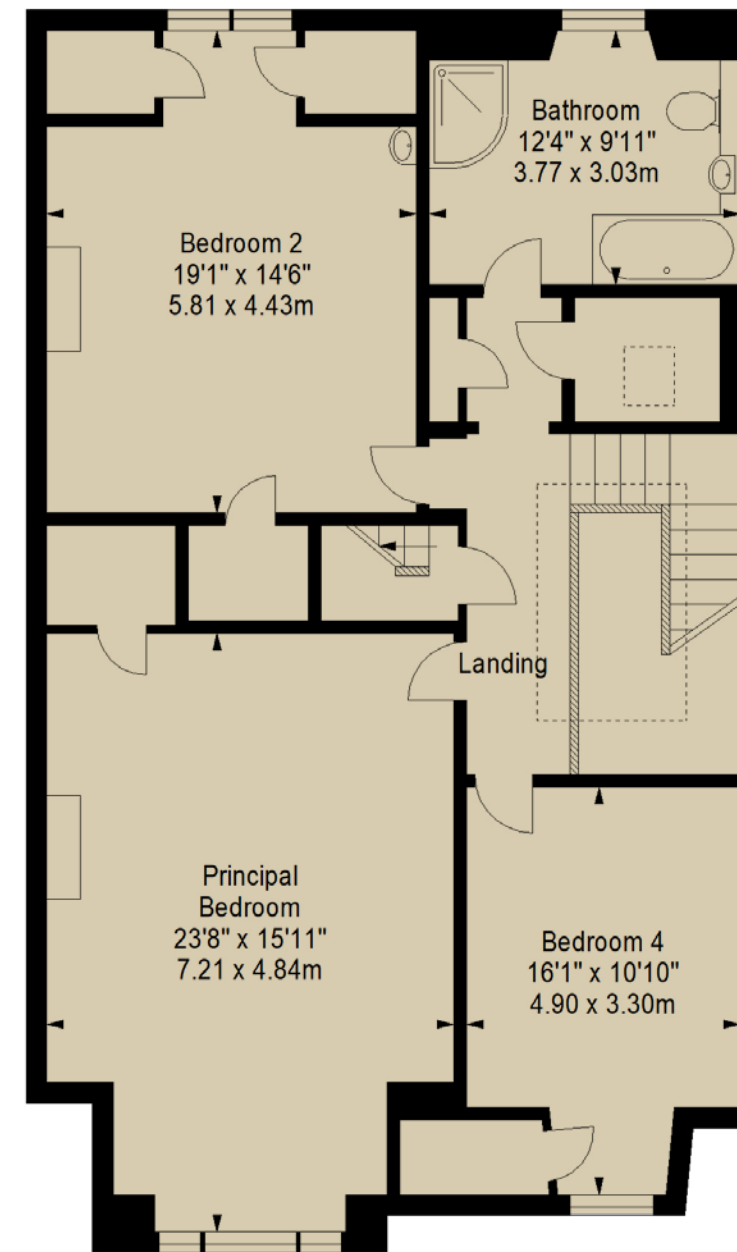
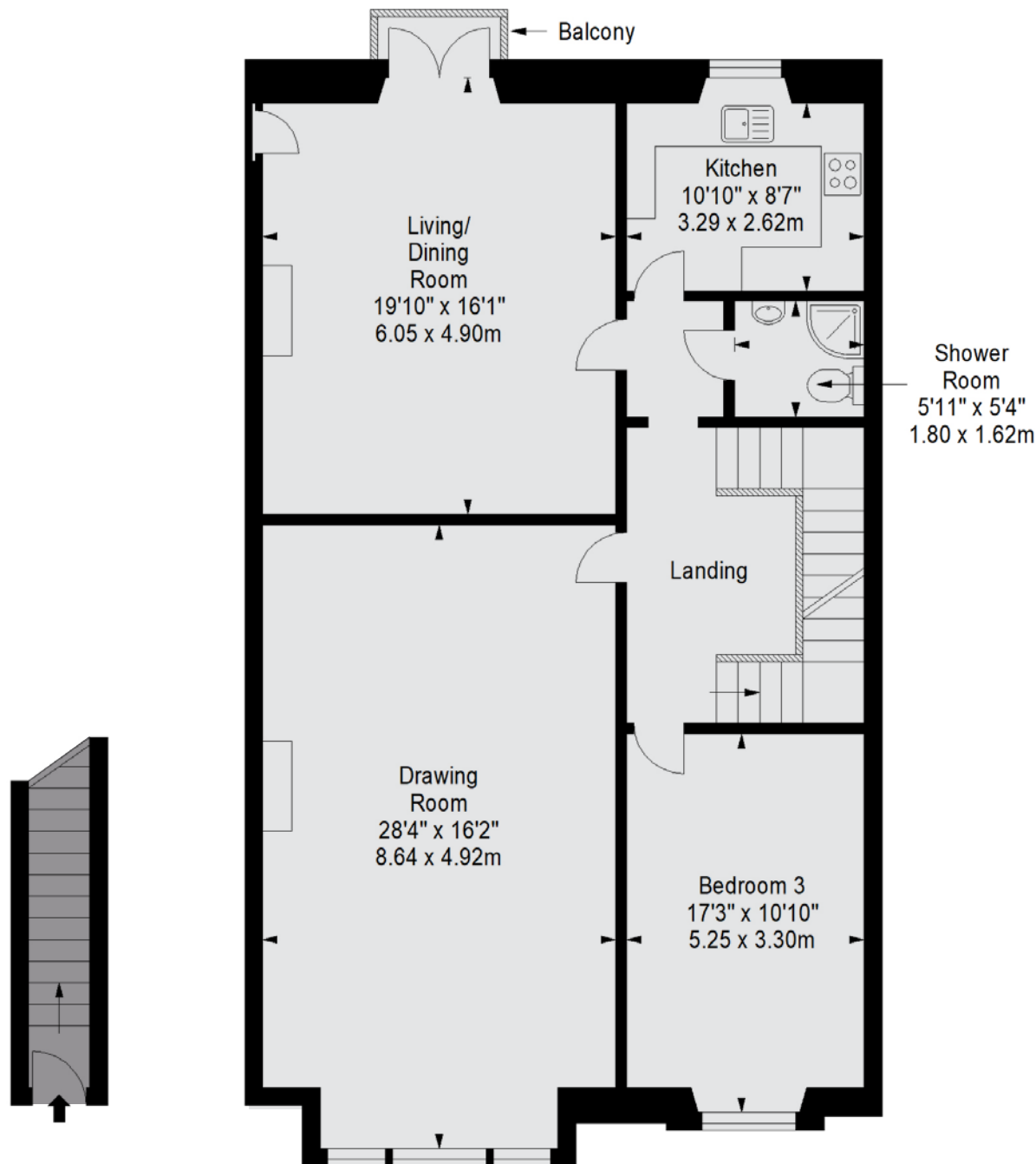
## Location

Greenhill, Edinburgh, EH10 4BR

Approximate total area:

248.0 sq. metres (2669.5 sq. feet)

■ - Ground Floor    ■ - First Floor    ■ - Second Floor    ■ - Turret room







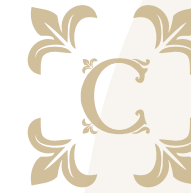
10/2 Greenhill Place



# W

elcome to an outstanding main-door double-upper flat which covers over 2,669 square feet to provide generous accommodation and impressively large rooms. Set in a prominent location in the quiet and exclusive Greenhill conservation area, this rarely available property with sweeping views is a unique home that occupies the

first and second floors of a stunning B-listed Victorian villa (circa 1875) by the Scottish architect, Robert Reid Raeburn. The property boasts two expansive reception rooms, four large bedrooms, and two bathrooms; plus, it has a private balcony, a well-kept garden, and the unusual feature of a rooftop turret room. The home also has a wealth of eye-catching period features, though some rooms might benefit from a modernising touch. Nonetheless, this is an exceptional home that must be viewed to be truly appreciated.



## GENERAL FEATURES

- A very impressive main-door double-upper flat
- Occupying the first and second floors
- Within a B-listed Victorian villa (circa 1875)
- Situated in the Greenhill conservation area
- Substantial accommodation covering 2,669 sq. ft.
- A wealth of period features
- Home Report value - £750,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- First-floor landing with charming seating area
- Large living/dining room with a private balcony
- Expansive drawing room with feature fireplace
- Fitted kitchen that is generously appointed
- Second-floor landing with two cupboards
- Exquisite staircase and traditional-style rooflight
- Three exceptionally large king-size bedrooms
- One spacious double bedroom/home office
- Quality shower room with a three-piece suite
- Spacious bathroom with a four-piece suite
- Unique feature of a rooftop turret room
- Efficient gas central heating system
- Heritage-style double-glazed sash windows

## EXTERNAL FEATURES

- Private front garden with south-facing aspect
- Controlled permit parking available (Zone S2)



# DISCOVER

*an abundance of  
period charm*

The home's private front door opens to a staircase that leads up to the first-floor landing, where there is space for a charming seating area. It offers a lovely introduction and hints at the spacious rooms and period features to follow.







**T**he two reception rooms both have generous dimensions to accommodate various items of furniture. Both rooms enjoy light decoration that complements the historic character of the home and both have a fantastic array of period details, including highly decorative cornice work that draws attention to the impeccably high ceilings. The drawing room also has an imposing feature fireplace, as well as a picture rail and classic picture frame mouldings. In addition, it is fronted by a trio of sash windows with working wooden shutters.

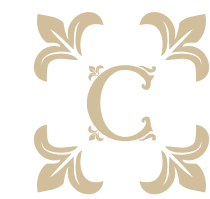


## RECEPTION ROOMS







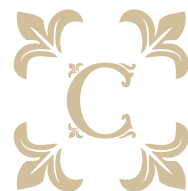


*A strong sense of grandeur*

The living/dining room also benefits from a traditional press cupboard, a decorative ceiling rose and ornate cornice, and a handsome feature fireplace.



# A FITTED KITCHEN WITH GENEROUS STORAGE



The kitchen has a generous arrangement of cream-coloured cabinets paired with marble-inspired worktops and white splashbacks. It offers excellent storage and workspace and a convenient serving hatch to the living/dining room. Plus, it comes with an integrated oven, gas hob, and concealed extractor hood, as well as a freestanding fridge/freezer, dishwasher, and a washing machine.





*The second floor is reached via an exquisite curved staircase and period bannister, ensuring the home has a light-filled ambience, and the upper landing features a traditional-style rooflight*





*All bright and exceptionally spacious*

**L**ightly decorated and laid with fitted carpet, the home's four bedrooms are all bright and exceptionally spacious, each allowing for a wide choice of furnishings. Bedrooms one, two, and three are king-size spaces, which have traditional feature fireplaces for added decoration. The principal and second bedrooms are especially impressive in their proportions and both are also supplemented by built-in storage (like bedroom four). Bedroom four, on the other hand, is a large double that can also be used as a home office, if required. Location wise, the third bedroom is on the first floor, whilst the remaining rooms are on the second floor, which is reached via an exquisite curved staircase and period bannister. Ensuring the home has a light-filled ambience, the upper landing features a traditional-style rooflight (framed by elaborate coving); plus, it has two built-in cupboards. For further storage, the property has the unique rooftop turret room, which is enveloped in a timber frame and clad with shelving.

# EXCEPTIONAL KING-SIZE BEDROOMS











# A MODERN BATHROOM

*on each floor*

**C**onveniently, there is a three-piece shower room on the first floor and a four-piece bathroom on the second floor. The latter has a large footprint to accommodate a ladder-style towel radiator, a hidden-cistern toilet and washbasin with counterspace, a double-ended bathtub, and a large shower enclosure.

The property has gas central heating and heritage-style double-glazed sash windows that were refurbished and draft proofed eight years ago. (The French doors and transom window above are single glazed).





# A BEAUTIFULLY MAINTAINED GARDEN



The property benefits from a private front garden which is beautifully maintained, incorporating a manicured lawn and a charming paved seating area – all framed by mature planting. Conveniently, homeowners also have access to controlled permit parking (Zone S2).

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





The small and exclusive residential area of Greenhill is nestled between the fashionable and vibrant areas of Bruntsfield, Marchmont and Morningside. Situated south-west of the city centre and within easy walking distance to the historic Old Town, the exclusive New Town, Waverley Station and Edinburgh's universities, this residential area offers tranquillity close to the capital's best amenities. The tree-lined streets of Greenhill boast delightful period villas with large and mature gardens. Neighbouring Bruntsfield and Morningside offer Edinburgh's best variety of cafés, bars, restaurants, bistros, independent shops, galleries, and boutiques, with also a luxury cinema and supermarkets. Within walking distance

lie the Usher Hall, the Queens Hall, four theatres and four arthouse cinemas. Known for the quality schools in the area, Greenhill offers easy access to good state schooling, and some of Edinburgh's best independent schools. The area has tranquil parks and large green spaces for outdoor activities and picnics, with the historic Bruntsfield Links and The Meadows, both situated close by. It is also ideally situated for access to Napier University, the University of Edinburgh and the Edinburgh College of Art, all within walking distance. The area is very well served by frequent public transport, superb cycle paths and picturesque and leafy walkways.

## SCHOOLS

State Schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School, St Thomas of Aquin's RC High school

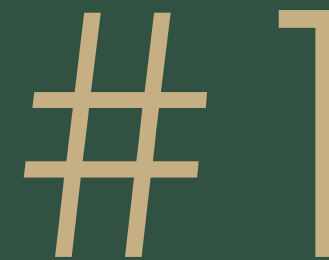
Independent Schools: St George's School for Girls, George Heriot's School, George Watson's

## CULTURE

Usher Hall, Heriot Watt, Queen's Hall, Traverse Theatre, Festival Theatre, Dominion Cinema, Cameo Cinema, Filmhouse Cinema, Odeon Cinema

## UNIVERSITIES

University of Edinburgh, Edinburgh Napier University



NESTLED BETWEEN THE FASHIONABLE AND VIBRANT AREAS OF BRUNTSFIELD, MARCHMONT & MORNINGSIDE

## LOCATION



Less than 2 miles from the City Centre

## TRANSPORT



Bus – 5, 9, 11, 15, 16, 23, 24, 36, 45, N11, N16, X15

Train Station –

Haymarket (2.2 miles), Waverley (2.3 miles)

Airport – Edinburgh International (11.4 miles)



## SPORTS

A variety of tennis and bowling clubs

## PARKS

Merchiston and Greenhill conservation area

## FOOD & DRINK

Restaurants, bistros, traditional pubs and bars, artisan chocolate and coffee shops





## 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

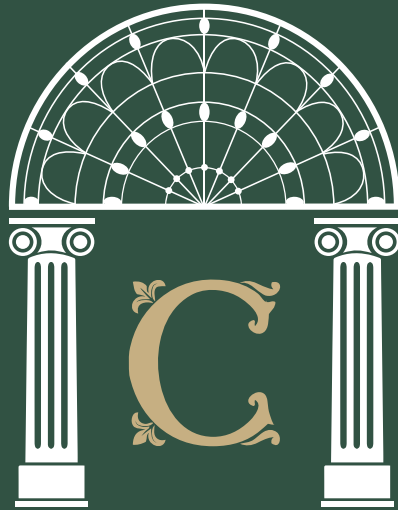
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed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