

FLAT 2F1, 21 BELLEVUE CRESCENT

NEW TOWN, EDINBURGH, EH3 6NF

An exclusive two-bedroom (plus study) second-floor city flat in move-in condition, offering wonderfully bright and spacious accommodation, as well as an abundance of historic charm as part of a prestigious A-listed classical terrace in Edinburgh's highly sought-after New Town conservation area.





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
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2020-2021

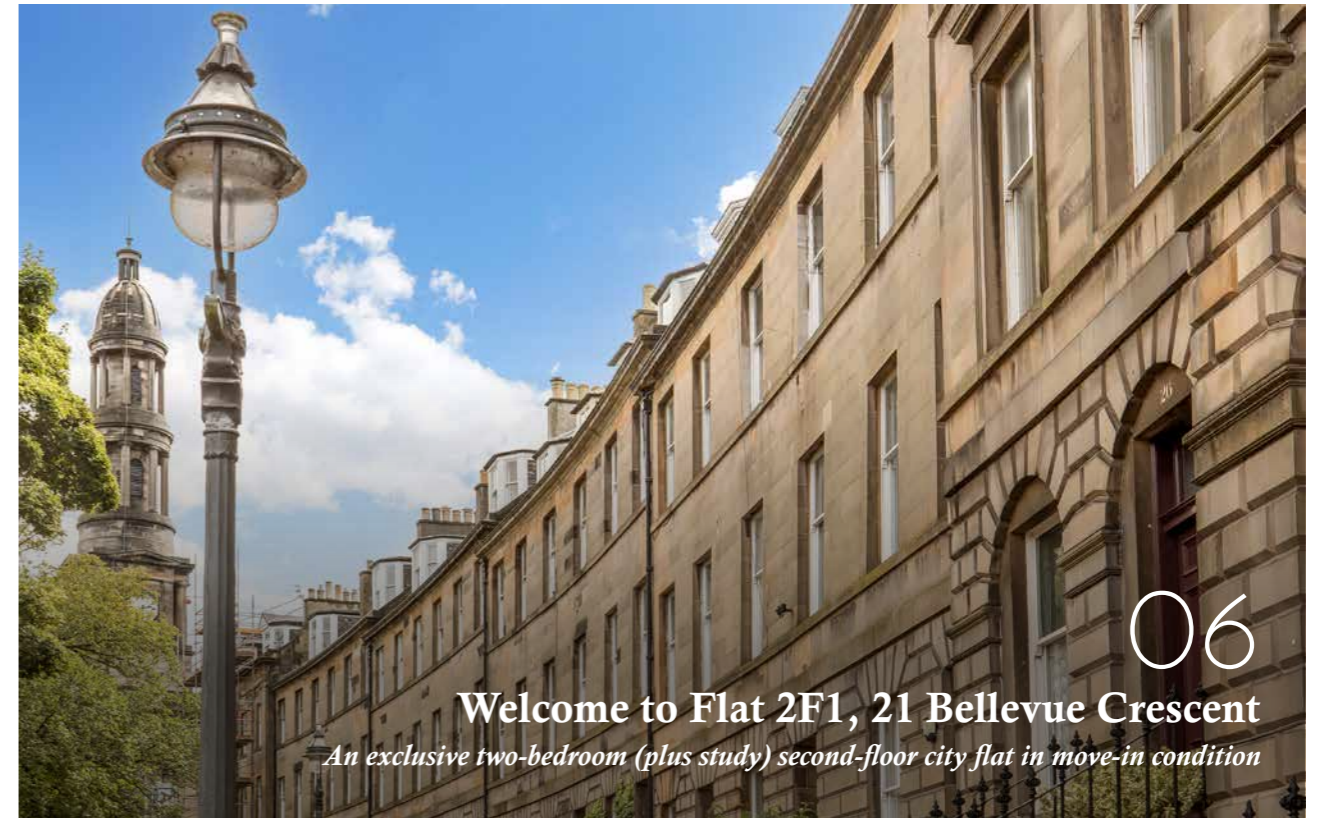


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Property Name

Flat 2F1, 21 Bellevue Crescent

Location

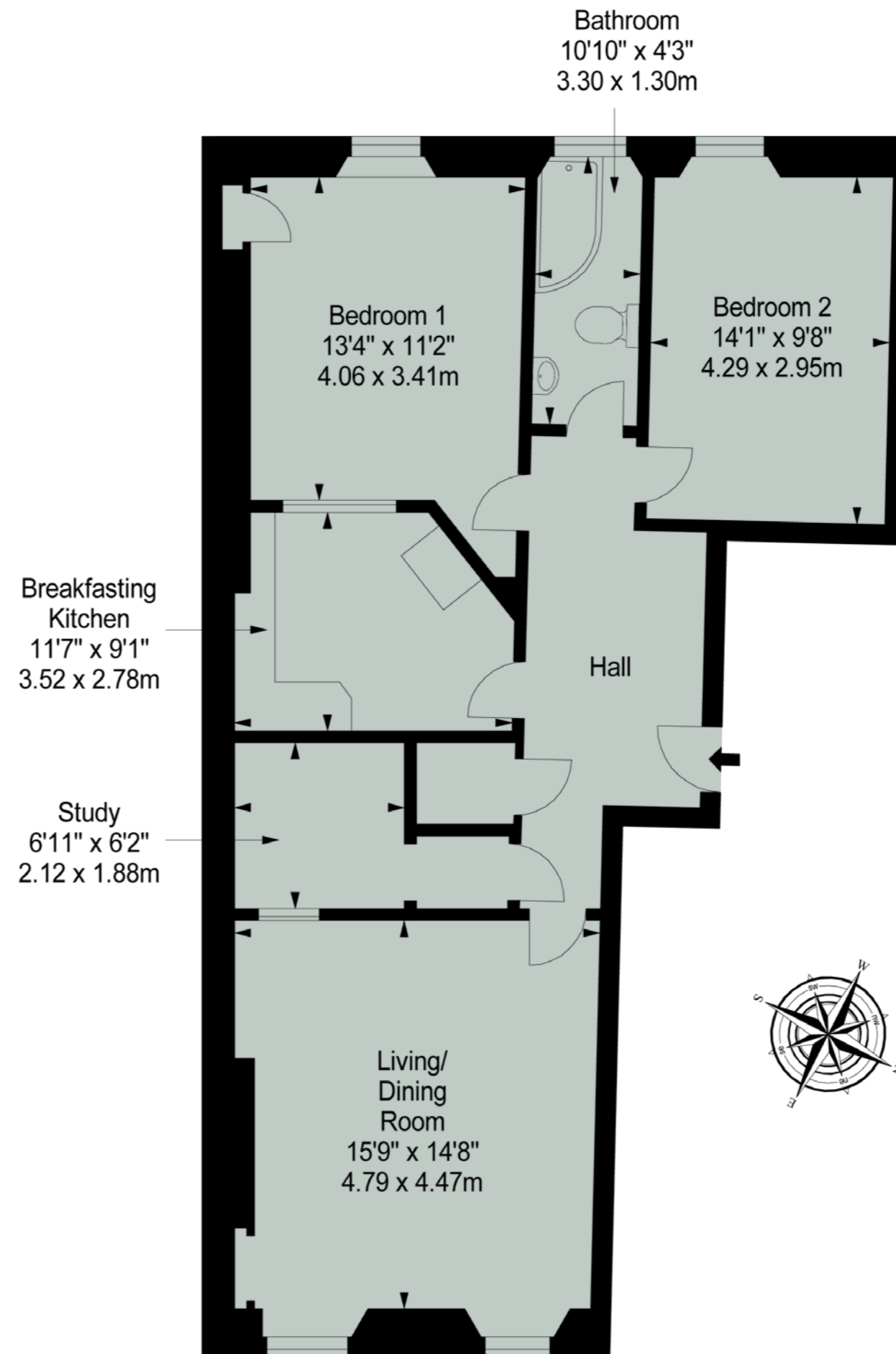
New Town, Edinburgh, EH3 6NF

Approximate total area:

86.2 sq. metres (927.9 sq. feet)



Second Floor



A SECOND-FLOOR FLAT

situated in the New Town conservation area



This second-floor city flat is a large two-bedroom residence within an exclusive A-listed crescent (1882-4) by the notable Scottish architect, Thomas Bonnar. Characteristic of its era, the home enjoys all the benefits of period architecture, boasting impressively spacious and light-filled rooms, finished with lovely period features and impeccably high ceilings. It is neutrally decorated throughout as well, providing homeowners with an appealing blank canvas. The flat also comes with a well-maintained communal garden and with access to controlled permit parking. With a prominent location in Edinburgh's New Town conservation area, the property is an ideal home for professionals and families alike. It forms part of a friendly community, and is within easy walking distance of the heart of Edinburgh city centre, as well as the botanical gardens, the St James Quarter, and the National Portrait Gallery. Closer to home, there are charming independent cafés, eateries and traditional pubs to enjoy, whilst the nearby King George V Park and National Cycle Route 75 provide a natural escape from the hustle and bustle of the city.

General features

- Second-floor city flat in move-in condition
- Part of an A-listed classical terrace (1882-4)
- Situated in the New Town conservation area
- Historic charm and lovely period features
- Elegant neutral interiors throughout
- Home Report value - £400,000
- EPC Rating - C

Accommodation features

- Secure entry system and a shared stairwell
- Broad entrance hall with a built-in cupboard
- Large, light-filled living and dining room
- Spacious kitchen with a fitted breakfast bar
- Two large double bedrooms and a private study
- Three-piece bathroom with overhead shower
- Gas central heating and sash-and-case windows

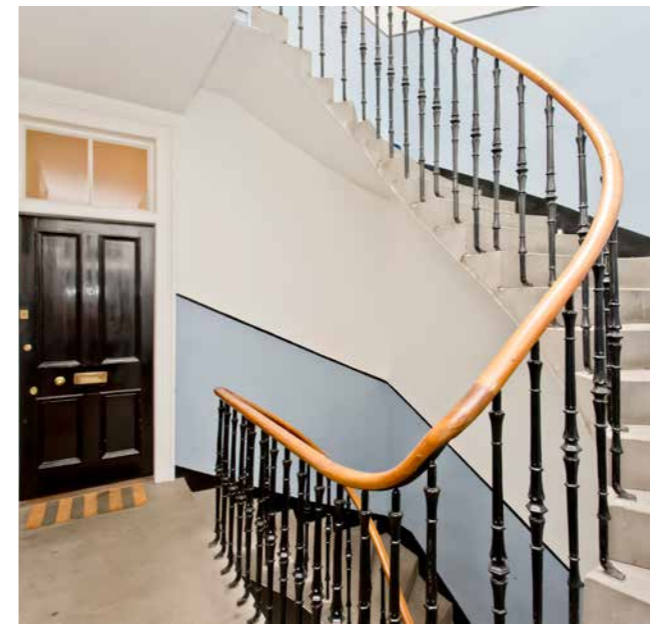
External features

- Southwest-facing communal rear garden
- Access to controlled permit parking (Zone 6)



WELCOME INSIDE

an elegant city flat



Accessed via a telephone-entry system, the flat is reached via a secure shared entrance and well-kept communal stairwell. The front door to the home opens with a wonderful introduction, leading into a broad hall that is lightly decorated and laid with varnished wooden floorboards. A built-in cupboard provides ample storage, whilst four-panel wooden doors offer a tantalising glimpse of the accommodation to follow.





Beautiful period features & inspiring views

The living/dining room offers a generous amount of floorspace for hosting various furnishings and layouts. It continues the hall's attractive floor and styling, which adds to the airy ambience whilst also providing an elegant neutral backdrop that is easy to dress. A handsome feature fireplace forms an eye-catching focal point to the room, as intricate period cornice work draws attention to the lofty dimensions. The space is finished by an open Edinburgh Press for books, alongside twin sash windows framing delightful views over the public green in front of the property and the historic listed buildings of Bellevue Crescent.



A SPACIOUS BREAKFASTING KITCHEN

with Mediterranean flair

Enjoying a spacious footprint, the kitchen is equipped with base and wall-mounted cabinets and wooden worksurfaces, set alongside a fitted wooden breakfast bar for casual meals. It features an integrated oven and gas hob, and it comes with a freestanding fridge/freezer and an undercounter washer/dryer. Meanwhile, the blue and neutral colour palette brings a Mediterranean-inspired finish to the space.





TWO LARGE DOUBLE BEDROOMS

and a study ideal for working from home



The two double bedrooms are to the southwest-facing rear of the property, both benefitting from a light and airy ambience and leafy garden views. The two rooms are neutrally decorated and generously proportioned as well, allowing an excellent choice of bedside furnishings. The principal bedroom also has a fitted carpet, a press cupboard for on-hand storage, and a feature glass block window to the kitchen, which ensures a steady flow of natural light throughout the home. The second bedroom, on the other hand, is laid with varnished wooden floorboards that bring a warm splash of colour to the room. Just off the hall, there is also a private study, with a traditional clothes pulley and a glass block window to the living area. It is an ideal space for additional storage and for working from home.



A BRIGHT THREE-PIECE BATHROOM

with a
corner bath

The bathroom has a monochrome-inspired style, with white tiling and a black border set against neutral decoration and checkered floor tiles. It is fitted with a three-piece suite, comprising a toilet, a storage-set washbasin, and a corner bathtub with an overhead shower.

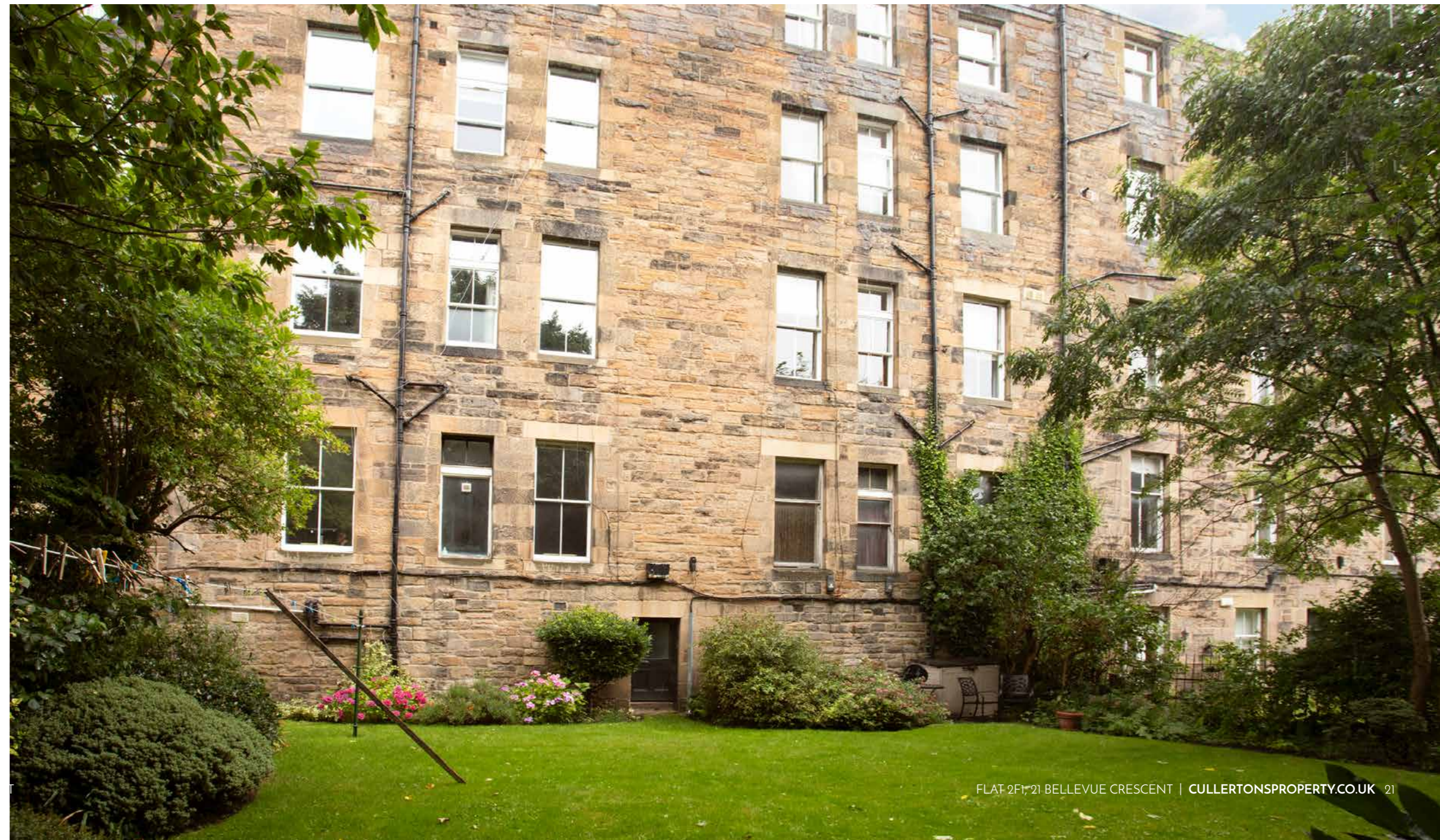
The property has gas central heating for warmth and magnificent sash-and-case windows, which capture an abundance of natural light and delightful views.

A SUNTRAP COMMUNAL GARDEN

A neatly maintained lawn framed by mature trees and planting

Externally, the flat has access to a large communal garden, which has a neatly maintained lawn framed by mature trees and planting. Set to the southwest-facing rear, it captures lots of daily sun – perfect for summer socialising with the neighbours. Conveniently, controlled permit parking (Zone 6) is in effect, ensuring homeowners have access to local parking.

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



NEW TOWN

Distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets and beautiful private gardens.



C
Flat 2F1
21 Bellevue
Crescent



All the capital has to offer right on your doorstep

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. At the heart of the world's leading festival city, New Town plays host to various events throughout the year, particularly 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 £1billion 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. 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 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 Waverley station.

SCHOOLS

State Schools: Broughton Primary School, St Mary's RC Primary School, Drummond Community High, St Thomas of Aquin's RC High School

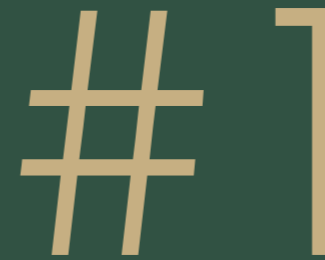
Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

CULTURE

Scottish National Gallery & Scottish National Portrait Gallery, Edinburgh Playhouse

UNIVERSITY

University of Edinburgh



COSMOPOLITAN LOCATION CLOSE TO WORLD-CLASS SHOPPING AND CULTURAL ATTRACTIONS

LOCATION



City Centre

TRANSPORT

Bus
All London Road, Leith Walk and Elm Row stops, 100 Airport

Tram Stop
St. Andrew Square
(0.4 miles)

Train Station
Waverley
(0.7 miles)

Airport
Edinburgh International
(7.6 miles)

SPORTS

The Grange Club, Edinburgh Academicals Sports Grounds, Bannatyne Health Club, Nuffield Health Fitness & Wellbeing Gym, Drummond Tennis Club

FOOD & DRINK

Restaurants, Fine Dining, Boutique & 5-star Hotels, Artisan Cafés, Traditional Pubs & Bars

PARKS

Princes Street Gardens, Queen Street Gardens, Calton Hill, Royal Botanic Garden Edinburgh, Royal Circus Gardens



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.



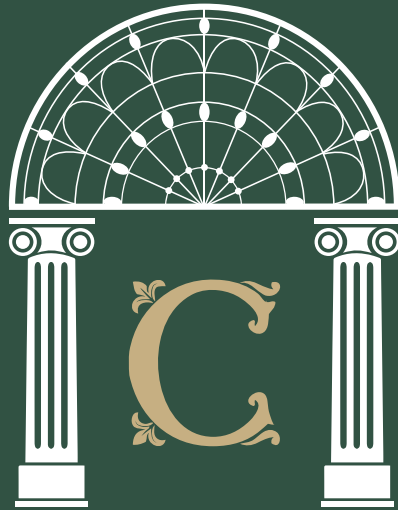
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.