

# 23 (PF1) MELVILLE TERRACE

SCIENNES, EDINBURGH, EH9 1LR

*Welcome to a traditional three-bedroom ground-floor city flat, which has a highly sought-after location in Sciennes overlooking the Meadows, offering wonderfully bright and spacious rooms that are beautifully presented with attractive modern decor alongside well-retained 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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## Property Name

23 (PF1) Melville Terrace

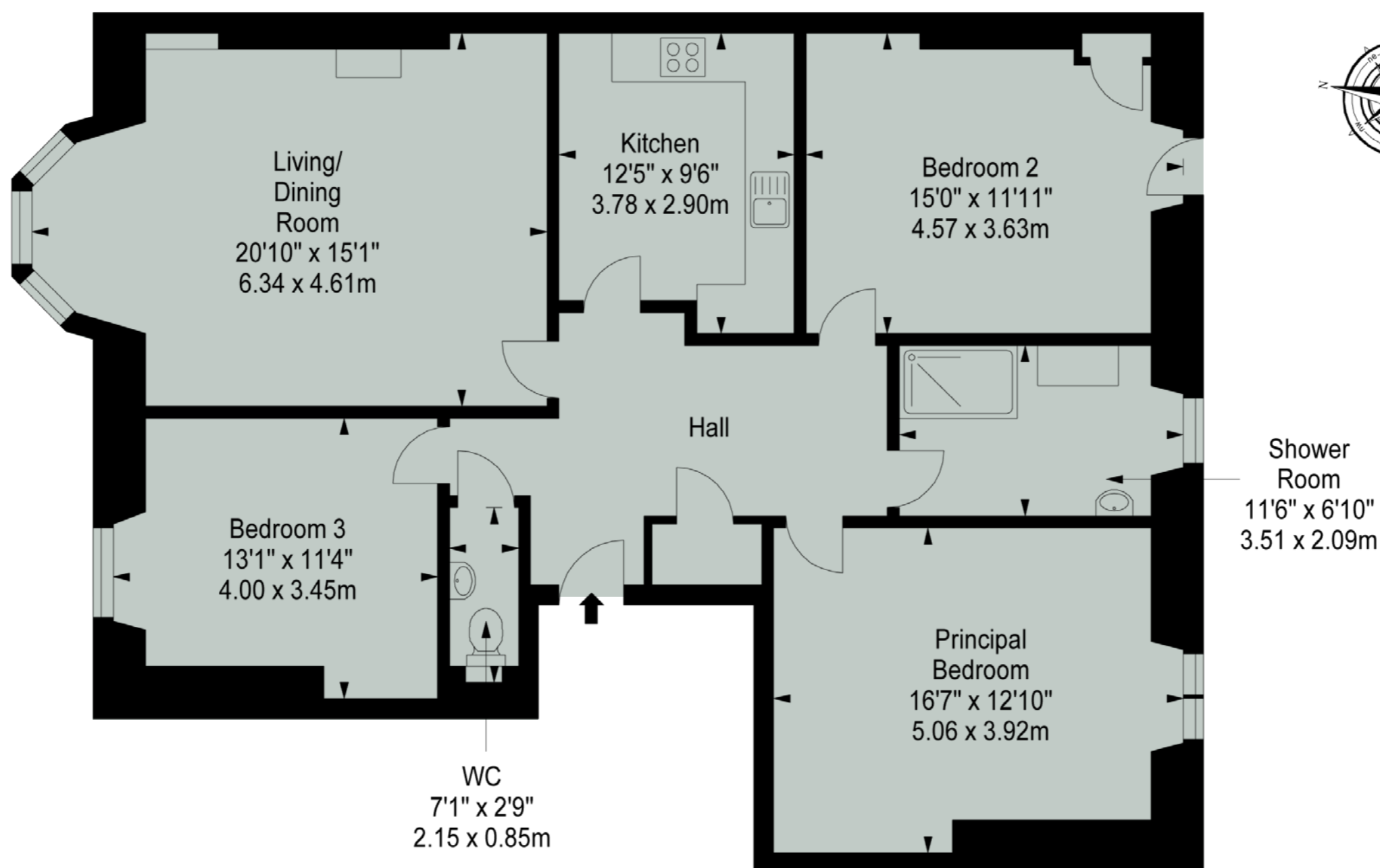
## Location

Sciennes, Edinburgh, EH9 1LR

## Approximate total area:

108.7 sq. metres (1170.1 sq. feet)

 - Ground Floor





# WELCOME TO

## 23 (PF1) Melville Terrace

**T**his traditional ground-floor flat is an outstanding three-bedroom residence, which is presented in true walk-in condition. It features the perfect blend of Victorian architecture, with large, light-filled rooms and charming period details set alongside sumptuous modern styling. It is finished to exceptionally high standards, and offers the perfect base for city professionals and families. Situated directly beside, and overlooking, the Meadows within a conservation area, the property has a highly desirable location. It is close to regular bus links and a fantastic choice of amenities, as well as popular restaurants, bars, and cafes. Schools and university campuses are within easy reach, and the heart of the city centre is just a short walk away.

This ground-floor flat begins with a wonderful first impression, the front door opening into an immaculate hall that sets a high bar for the main accommodation. It features built-in storage, and is defined by crisp, neutral decor and varnished wooden floorboards.

### GENERAL FEATURES

- Traditional ground-floor flat in true walk-in condition
- Part of a sought-after conservation area in Sciennes
- Set directly beside The Meadows close to the city centre
- Modern neutral interiors with retained period features
- Home Report value - £525,000 | EPC Rating - D

### ACCOMMODATION FEATURES

- Beautiful entrance hall with built-in storage
- Spacious living/dining room with a gas stove
- Shaker-inspired kitchen that is stylish and practical
- Large double bedroom with direct garden access
- Two additional spacious and airy double bedrooms
- Newly installed shower room with space for large washer-dryer
- 2-piece WC with chic, traditional-inspired styling
- Gas central heating and a mix of glazing styles

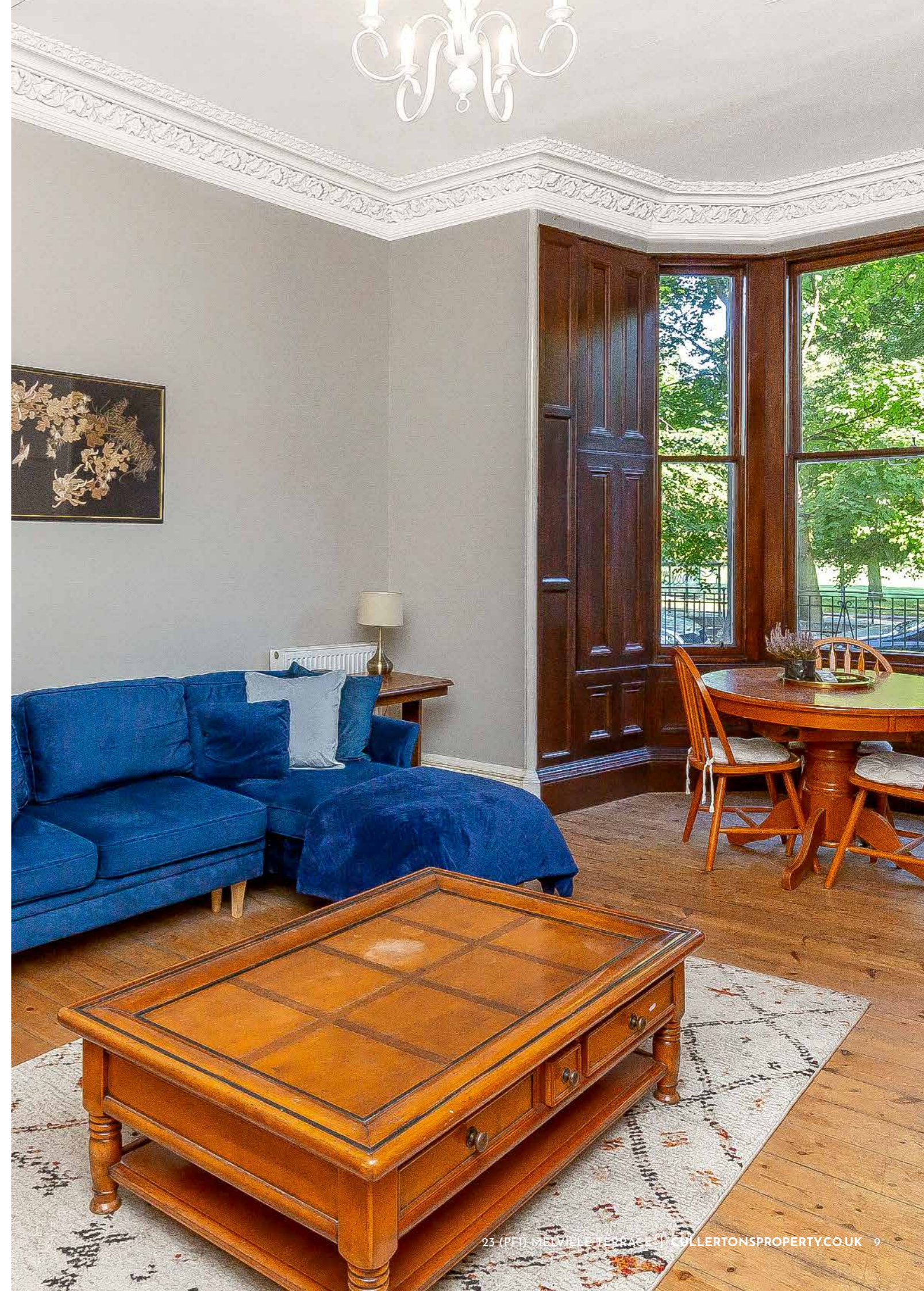
### EXTERNAL FEATURES

- Easy-to-maintain private front garden
- South-facing communal rear garden
- Overlooking The Meadows
- Controlled permit parking (Zone 7)

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23 (PF1)  
Melville  
Terrace

# THE LIVING & DINING ROOM

Spacious, comfortable & inviting



The living/dining room continues the hall's attractive decoration and wooden floor, which adds a lovely warm glow to the neutral styling. Here, a spacious footprint allows for an excellent selection of comfortable lounge furnishings, whilst the curvature of

the sweeping (wood-framed) bay window forms the most delightful setting for a table and chairs. Incredibly ornate cornicing draws attention to the high ceiling, capturing the eyeliner along with a handsome focal-point fireplace inset with a gas stove fort those snug winter evenings. The space is finished by a handy shelved recess for books and display items.





# THE KITCHEN

A stylish kitchen with an inspired colour palette

Evoking elegance and sophistication, the kitchen has a Shaker-style design and an inspired colour palette that complements the historic character of the building. It is fitted with emerald-coloured base and wall-mounted cabinets, providing an abundance of storage alongside solid quartz worktops that offer fantastic countertop space. Undercabinet lighting adds to the aesthetic, whilst a range of integrated appliances finish the room (oven, electric hob, concealed extractor hood, microwave, and dishwasher). A freestanding fridge/freezer is also included.



# THE BEDROOMS

Three large double bedrooms

Choosing the aesthetic of the living area, the three double bedrooms all maintain the exceptionally high standards, enjoying a keen eye for detail. All three rooms are bright, airy, and generously proportioned, accommodating an excellent choice of bedside furnishings, as well as space for a study area/workstation – perfect for working from home. The south-facing principal bedroom boasts the larger dimensions and highly detailed cornice work for added decoration, whilst the second bedroom also enjoys a south-facing aspect and direct access to the communal garden. The third bedroom, on the other hand, is to the front of the property.





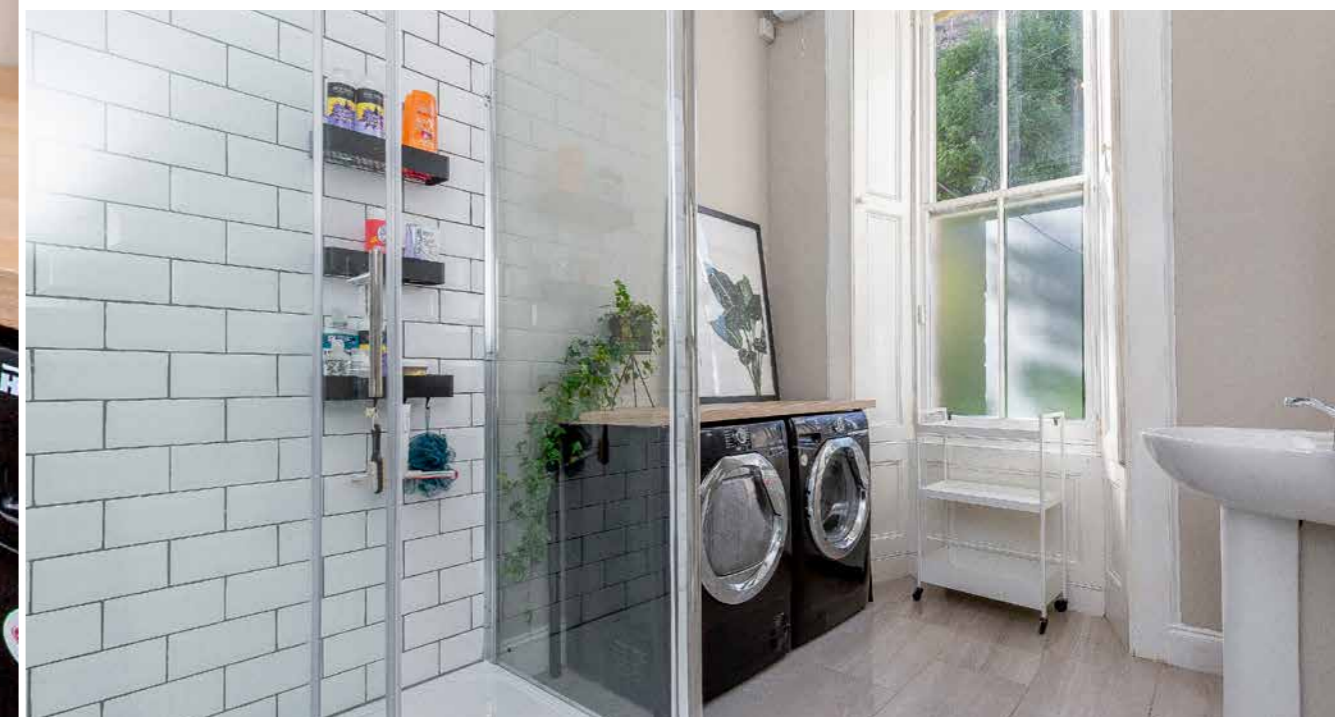


# THE BATHROOMS

Modern shower room & traditional-style WC



The flat has a two-piece WC and a stylish, newly installed shower room. The WC features chic traditional-inspired styling, whilst the shower room has a modern aesthetic with white metro wall tiles and neutral decor. It also has an overhead rainfall shower and built-in space for a washing machine and a separate tumble dryer. The property has gas central heating for year-round comfort, alongside a mix of glazing styles, including traditional sash-and-case windows that allow a flood of natural light to flow throughout the home.





# GARDEN & PARKING

Private & communal gardens

**T**o the front, the flat benefits from an easy-to-maintain front garden that is private to the property. In addition, it has access to a large south-facing communal rear garden, which has a neatly kept lawn and shared drying area. Convenient for homeowners, controlled permit parking (Zone 7) is in effect, ensuring residents have space to park in the area.

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



# SCIENNES

Cherished for its leafy, tranquil setting & convenient central location

**N**estled on Edinburgh's highly desirable south side, between The Meadows, The Grange, and vibrant Newington, small but perfectly formed Sciennes is cherished for its leafy, tranquil setting and convenient central location. Equally popular with students, young professionals, and families, Sciennes offers a buzzing social scene fuelled by a blend of trendy and traditional cafes, pubs, and restaurants in the vicinity.

Residents also enjoy fantastic local services and amenities, including a wealth of high-street stores, independent retailers, and express supermarkets right on their doorstep. Cultural attractions include Summerhall (a dedicated creative hub with studios and exhibition spaces) and The Queen's Hall, which is home to the Scottish Chamber Orchestra. Sport and fitness enthusiasts have their pick of several gyms and studios including the Royal Commonwealth Pool, which boasts three pools, three fitness studios, and a state-of-the-art gym. Alternatively, The Meadows offers no shortage of space for outdoor exercise, as does vast Holyrood Park and Arthur's Seat.

Sciennes is within the catchment area for well-regarded schools in the public sector and offers swift access to Edinburgh's many independent schooling options. The area is served by excellent public transport links travelling across the city, and also allows easy access to Edinburgh City Bypass and the M8/M9 motorway network.

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The Meadows  
offers no shortage  
of space for  
outdoor exercise



Residents enjoy fantastic local services & amenities right on their doorstep

### SCHOOLS

Sciennes and St Peter's RC Primary Schools, James Gillespie's and St Thomas of Aquin's High Schools, a choice of independent schools nearby, The University of Edinburgh campuses

### CULTURE

Festival Theatre, the Queen's Hall, and Summerhall

### SHOPPING

Shops, and supermarkets along Nicolson Street and South Clerk Street, with further amenities at Cameron Toll Shopping Centre

# #1

A THRIVING & ROBUST AREA JUST SOUTH OF EDINBURGH CITY CENTRE

### LOCATION



Diverse city district to the south of the city centre, near The Meadows and the iconic Arthur's Seat

### TRANSPORT



Buses  
14, 30, 31, 33, 42, 51

Train  
Waverley Station  
1 mile

City centre  
1 mile

Airport  
Edinburgh  
International Airport  
7.6 miles



### SPORTS

Craigmillar Park Golf Course, Peffermill Playing Fields, Royal Commonwealth Pool

### PARKS

The Meadows, Arthur's Seat, Holyrood Park, Duddingston Loch, Inch Park

### FOOD & DRINK

Outstanding choice of artisan cafes, bars, restaurants



## 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.