

26/12 VIEWFORTH

BRUNTSFIELD, EDINBURGH, EH10 4FF

Welcome to a stunning contemporary duplex apartment which forms part of the former Boroughmuir High School, an impressive B-listed building converted to exceptionally high standards by the prestigious developer, Cala Homes.





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 stunning contemporary duplex apartment with three bedrooms

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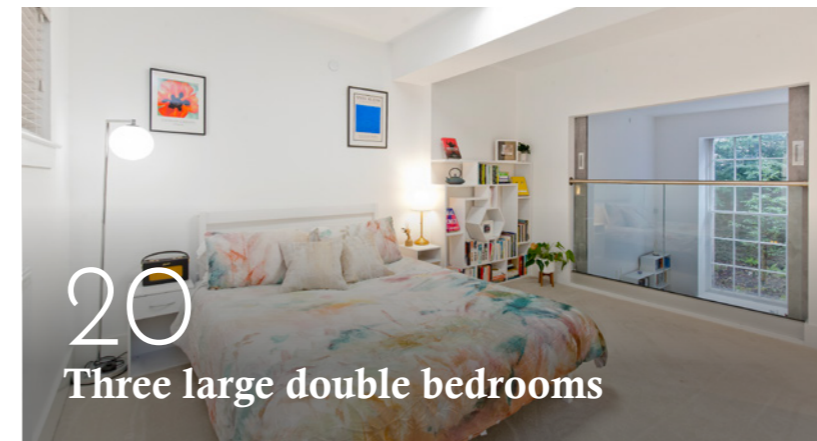
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Open-plan kitchen/living/dining room



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Three large double bedrooms

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Property Name

26/12 Viewforth

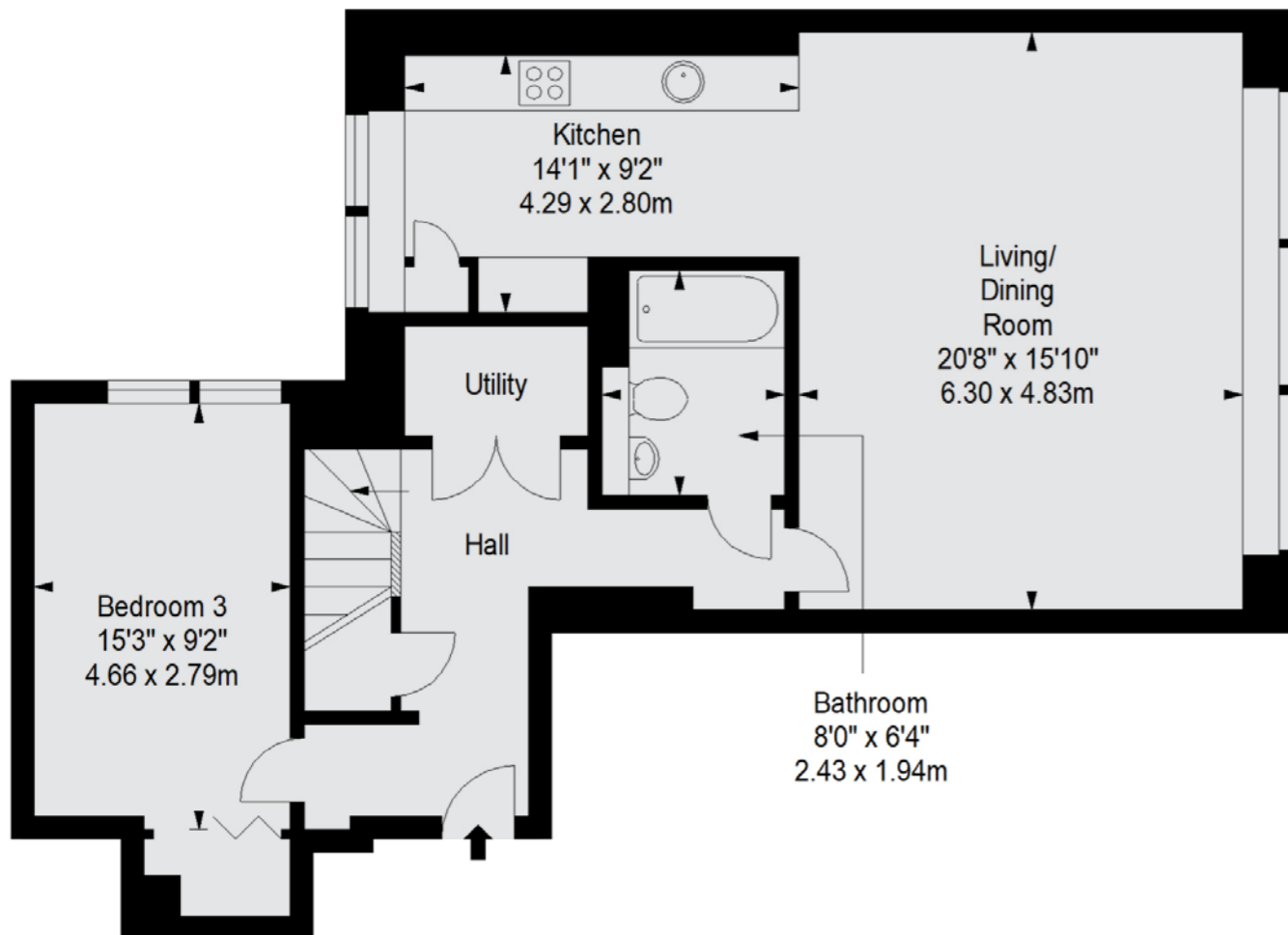
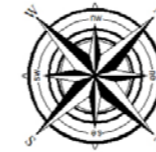
Location

Bruntsfield, Edinburgh, EH10 4FF

Approximate total area:

127.7 sq. metres (1374.6 sq. feet)

 - Ground Floor  - First Floor





This three-bedroom duplex apartment is on the ground and lower ground floors of an iconic former school (1911-14) by John Alexander Carfrae. The B-listed building is in the Renaissance style with Byzantine details and spectacular Doric columns, whilst the interiors are carefully converted by Cala Homes to provide the very best in contemporary living. The apartment itself offers a wealth of space, with a stylish open-plan reception area, a high-end kitchen, and two premium bathrooms – all immaculately presented in crisp white for a true walk-in condition. The property also has allocated parking and a highly desirable location in the Bruntsfield conservation area, just a short walk from the heart of the city centre. It is also set near Bruntsfield Links and The Meadows, close to a wide range of amenities, popular bars, cafés, and restaurants, and local schools.

GENERAL FEATURES

A stunning contemporary duplex apartment
Set on the ground and lower ground floors
In a B-listed building converted by Cala Homes
Situated in the Bruntsfield conservation area
Immaculately presented in true walk-in condition
Home Report value - £645,000
EPC Rating - B

ACCOMMODATION FEATURES

Secure entry, communal hall, and a lift service
Welcoming entrance hall with built-in storage
Stylish open-plan kitchen/living/dining room
Ultra-modern kitchen with Siemens appliances
Separate utility area for discrete laundry
Three large and airy double bedrooms
Luxurious three-piece en-suite shower room
High-spec three-piece family bathroom
Gas central heating and double-glazed windows
Good storage throughout

EXTERNAL FEATURES

Low-maintenance communal garden
Allocated residents' parking



BOROUGHMUIR

HISTORY IN THE REMAKING



A HOME OF IMPECCABLY HIGH STANDARDS

Secure entry, communal hall, and a lift service

Entering the development, a beautiful communal hallway welcomes you in, providing stairs and a lift service to all floors. Similarly, the apartment's front door opens into a hall that provides built-in storage and a wonderful first impression, instantly setting the impeccably high standards of the home.



THE RECEPTION ROOMS

Stylish open-plan living

The stylish open-plan kitchen, living and dining room share an expansive footprint that is brightly illuminated by three oversized sash windows. White decoration enhances the airy ambience along with the double-height ceiling that opens the space out further, whilst a hardwood floor brings a hint of colour and texture to the room. This magnificent reception area is truly impressive and well-suited for every occasion. It can also host a wide range of comfortable furnishings and a large table and chairs.





ULTRA-MODERN KITCHEN

with Siemens appliances

Whilst sharing in the open-plan layout, the kitchen is neatly zoned to retain its own sense of space. It has an ultra-modern look and a high-specification design, incorporating handle-less cabinets in white and downlit Corian worksurfaces which complement the splashback panels. The sleek aesthetic is further streamlined by high-end integrated appliances by Siemens (induction hob, concealed extractor, double oven, fridge/freezer, and dishwasher). A separate utility area provides further storage space, a freezer, and a washing machine.

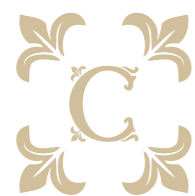


HIGH-END INTEGRATED APPLIANCES



THREE PRISTINE BEDROOMS

offering lots of space



The three double bedrooms maintain the home's sharp eye for detail, each room enjoying pristine neutral décor and plush carpets for comfort. Every room also comes with a built-in wardrobe as well, to maximise the already generous floorspace. On the ground floor, the large principal suite has the advantage of a luxurious en-suite shower room and a unique mezzanine-style balcony, with sliding shutters that open out to look down into the open-plan living area. The second bedroom is also on the ground floor, whereas the third bedroom is on the lower ground floor.



LARGE PRINCIPAL SUITE

The suite benefits from a luxurious en-suite shower room and a unique mezzanine-style balcony, with sliding shutters that open out to look down into the open-plan living area



THE BATHROOMS

A high-spec en-suite and family bathroom

Presented in white, the principal bedroom's en-suite shower room features a hidden-cistern toilet, a storage-set washbasin, a large illuminated mirror, and a double-walk-in shower enclosure. The family bathroom has a matching design and similar high-spec fixtures and fittings, but instead of a shower cubicle it has a bath with an overhead shower.

The property enjoys gas central heating and heritage-style double-glazed sash windows, which bring a flood of light into the home.





COMMUNAL GARDEN

and allocated parking

Externally, the development provides a low-maintenance communal garden and allocated residents' parking. Set close to Bruntsfield Links and The Meadows, homeowners also enjoy a wealth of outdoor space practically on their doorstep.

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

BRUNTSFIELD

SCHOOLS

State Schools: Bruntsfield Primary School, St Peter's RC Primary School, Boroughmuir 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

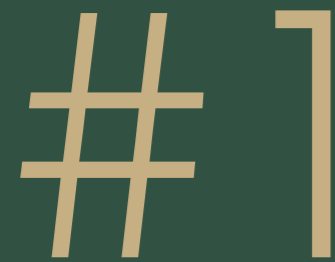
CULTURE

Church Hill Theatre, Dominion Cinema, galleries and artists' studios

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

Situated less than two miles from the city centre, the desirable area of Bruntsfield is much-loved for its fabulous local amenities, from charming specialist shops and galleries to artisan cafes, bars and bistros. Neighbouring the prestigious Morningside district, with its equally appealing shopping and entertainment facilities, including a luxury cinema, the area enjoys access to high-end supermarkets, top quality delicatessens, fishmongers, butchers and grocers. The lovely green spaces of Bruntsfield Links and the Meadows, popular with dog walkers, families and picnickers, offer delightful local areas for outdoor recreation, whilst many of the capital's world-renowned cultural and recreation facilities are in easy reach by foot or via Bruntsfield's excellent public transport links. Well-reputed primary and secondary schools fall within Bruntsfield's catchment area, whilst Napier University, the University of Edinburgh and the Edinburgh College of Art are all within walking distance.



MARCHMONT, MEADOWS AND BRUNTSFIELD CONSERVATION AREA



LOCATION



Less than 2 miles from the City Centre

TRANSPORT

Bus – 10, 11, 15, 16, 23, 27, 36, 45, N11, N16, X15

Train Station – Haymarket (0.9 miles), Waverley (1.6 miles)

Airport – Edinburgh International (7.1 miles)

SPORTS

Merchiston Tennis & Bowling Club, Forth Canoe Club, Iyengar Yoga Centre, Meggetland Sports Complex

PARKS

The Meadows, Bruntsfield Links, Union Canal Walkway

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.

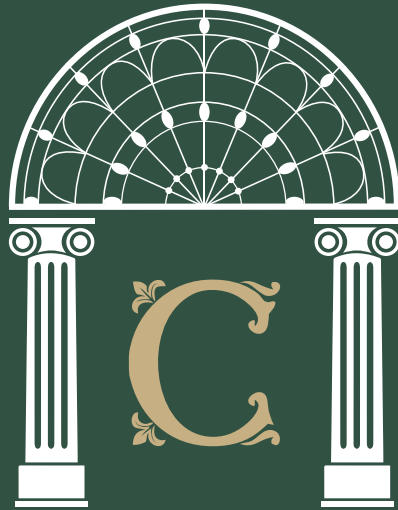


GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



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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.