

26/1 INVERLEITH PLACE




CULLERTON'S

INVERLEITH, EDINBURGH, EH3 5QB



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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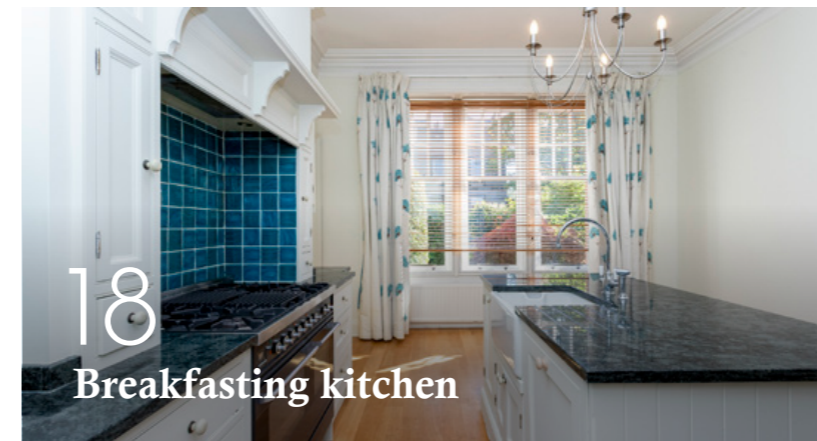
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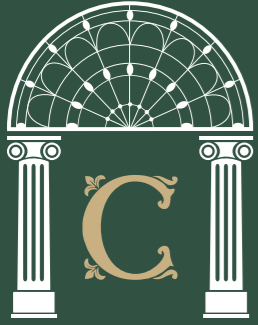
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Property Name

26/1 Inverleith Place

Location

Inverleith, Edinburgh
EH3 5QB

Approximate total area:

127.4 sq. metres (1371.4 sq. feet)



Ground Floor



Forming part of a beautiful traditional villa in the Inverleith conservation area, this main-door ground-floor apartment is an outstanding three-bedroom residence that offers a wealth of space. It is presented in neutral hues throughout, and is finished with a sharp eye for detail, including quality fixtures and fittings. This south-facing home benefits from all the advantages of period architecture, enjoying large, light-filled rooms with high ceilings and period details. It further boasts two washrooms and superb storage, as well as residents' parking and a communal garden. Set by Edinburgh's Royal Botanic Garden, it also has a highly sought-after setting, close to lots of idyllic green spaces, excellent amenities, highly-regarded schools, and regular transport links. It is within walking distance of fashionable Stockbridge and the city centre as well. Viewing is essential as this rarely available and exclusive home will be highly popular with a wide demographic.

GENERAL FEATURES

- Stunning ground-floor apartment in move-in condition
- Forming part of a beautiful traditional villa
- Located in the sought-after Inverleith conservation area
- Neutrally decorated and finished to high standards
- Home Report value - £700,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Private double-door entrance
- Wood-panelled vestibule and broad hall with storage
- Substantial, dual-aspect living/dining room with fireplace
- Expansive breakfasting kitchen with a central island
- Three bedrooms with excellent wardrobe storage
- Large bathroom equipped with a four-piece suite
- Separate two-piece WC that has a convenient location
- Traditional sash and case windows (with some secondary glazing)
- Gas central heating system

EXTERNAL FEATURES

- Neatly-kept communal garden with manicured lawn
- Generous private residents' parking area



AN IMPECCABLE WELCOME



ENTRANCE

An inspiring city home for families and professionals

Inspiring from the outset, the home's private double-door entrance opens into a traditional wood-panelled vestibule with a checkered floor and ample space for coats and shoes. It is an impeccable welcome which continues into a broad hall, enjoying neutral décor and wooden floorboards, as well as built-in storage.





*Enjoying large, light-filled rooms
with high ceilings and period details*



A SUBSTANTIAL LIVING/DINING ROOM



with dual-aspect windows

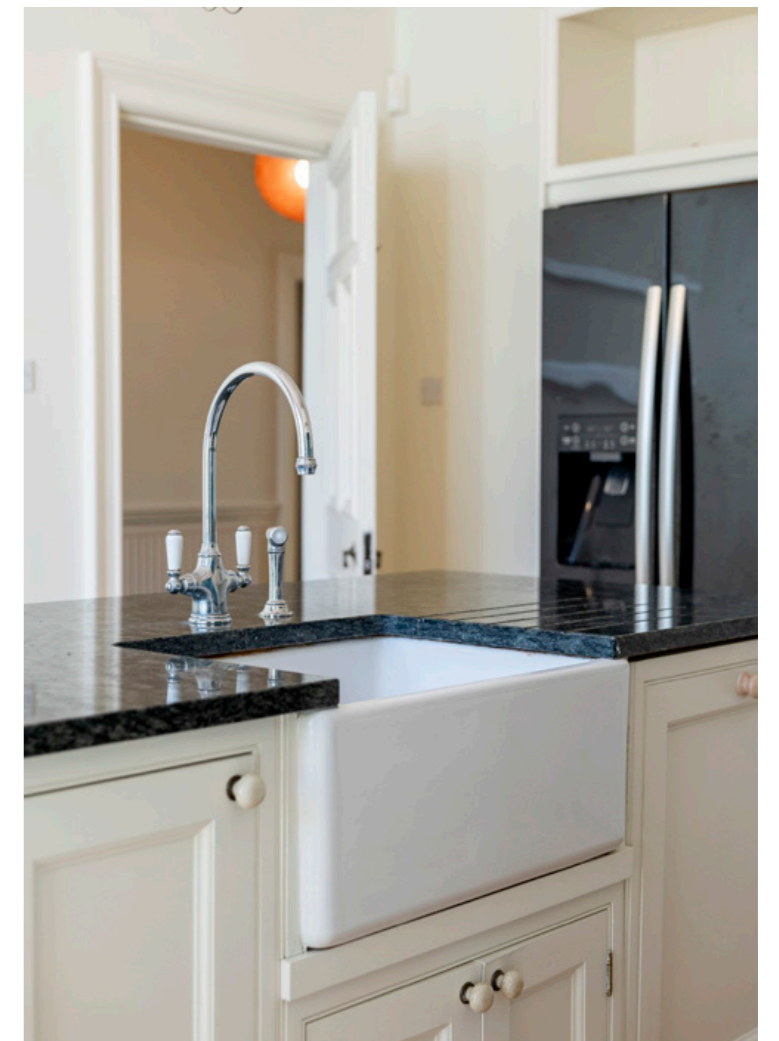
Enjoying a substantial footprint, the living/dining room affords a wealth of space for comfy lounge furniture, as well as a table and chairs. It is beautifully decorated in soothing neutral hues and laid with a plush carpet, creating a fashionable aesthetic that is very easy to dress and style. Dual-aspect glazing to the south and west ensures lots of natural light throughout the entire day, including a bay window, whose curvature forms an ideal dining spot. Intricate cornice work draws attention to the high ceiling, whilst a marble-style fireplace (set beside a press cupboard) punctuates the room with an elegant focal point.



AN EXPANSIVE BREAKFASTING KITCHEN

with a central island

Almost as large as the living area, the breakfasting kitchen has an expansive footprint, providing a fantastic selection of white cabinets and solid granite worksurfaces. Perfect for socialising whilst cooking, it is also arranged around a central island with a fitted breakfast bar. White décor and a hardwood floor complement the space, whilst bright blue splashbacks bring a welcomed dash of colour, creating a focal point around the gas range cooker. A freestanding American-style fridge/freezer is also included, along with an integrated dishwasher and washing machine.







THE BEDROOMS



*Three bedrooms
with lots of storage*



Located throughout the home, the three bedrooms are all supplemented by excellent wardrobe storage. Furthermore, they are neutrally decorated and laid with soft carpets, ensuring a bright and relaxing ambience and maximum comfort. The principal bedroom (in on-trend grey) is a spacious double with detailed cornice work. The second bedroom is also a double. Meanwhile, the third bedroom provides homeowners with additional versatility, offering alternative uses such as an office or nursery. It also has a neighbouring WC for added convenience.







A LARGE BATHROOM WITH A FOUR-PIECE SUITE

In addition to the WC, there is a large bathroom with a four-piece suite, enveloped in sandy-toned tiles and white decoration. It features a hidden-cistern toilet, a half-pedestal washbasin, illuminated mirrors, a ladder-style towel radiator, a double-ended bathtub, and a double walk-in shower enclosure.

The property has gas central heating to maintain year-round comfort. For a light-filled ambience, it also has traditional sash and case windows, with secondary glazing to the principal bedroom and bathroom.





GARDEN & PARKING

Allocated parking and a manicured garden

To the rear of the villa, there is a generous private residents' parking area with ample space for homeowners. In addition, there is a neatly-kept communal garden which has a manicured lawn, framed by established plants and backed by mature trees. It is a lovely setting to relax in the sun whilst conversing with neighbours.

Extras: curtains, blinds, and light fittings, integrated kitchen appliances, a gas range cooker, and a fridge/freezer to be included in the sale.



26/1 Inverleith
Place



INVERLEITH

Just north of the city centre and bordered by exclusive Trinity and cosmopolitan Stockbridge, the leafy suburb of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities, particularly beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Inverleith is also home to The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities in Stockbridge and Canonmills (including a superstore), while the attractions of the city centre are just a short walk or bus journey away. Inverleith offers primary and secondary schooling within its catchment area and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.

SCHOOLS

State Schools: Wardie Primary School, Trinity Academy, Holy Cross RC Primary School, St Thomas of Aquin's RC High

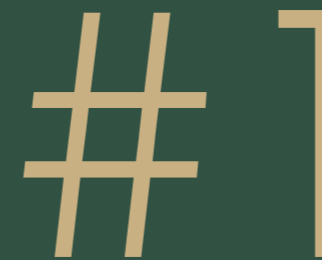
Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

SHOPPING

Local convenience stores and nearby supermarkets, with a wealth of outstanding independent retailers and grocers in nearby Stockbridge, including award-winning restaurants, bars and cafes.



A HIGHLY SOUGHT-AFTER AREA THAT IS POPULAR WITH PROFESSIONALS AND FAMILIES, SET CLOSE TO STOCKBRIDGE AND THE CITY CENTRE

LOCATION



Fashionable and highly sought-after city district

TRANSPORT



Bus – 8, 9, 14, 21, 23, 27, 29

Tram Stop – St Andrew Square (1.4 miles)

Train Station – Edinburgh, Waverley (1.6 mile)

Airport – Edinburgh International (8.2 miles)



SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycle way

FOOD & DRINK

Near some of Edinburgh's best restaurants, fine dining, delis, pubs, and cafes



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.



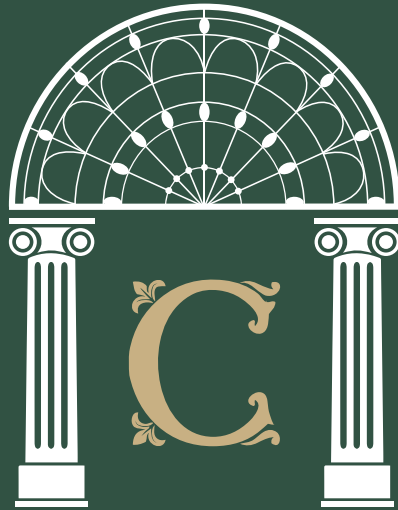
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.