

26/2 INVERLEITH PLACE

INVERLEITH, EDINBURGH, EH3 5QB

Welcome to an exclusive three-bedroom main-door duplex apartment which is beautifully presented in true walk-in condition, forming part of a charming traditional villa in the highly sought-after Inverleith conservation area.



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.



CorporateLiveWire
**SCOTLAND
PRESTIGE AWARDS**
ESTATE AGENCY
OF THE YEAR
2020-2021



CorporateLiveWire
**SCOTLAND
PRESTIGE AWARDS**
ESTATE AGENCY
OF THE YEAR
2021-2022



ESTATE AGENCY
OF THE YEAR
2021-2022

TABLE OF CONTENTS



07

Welcome to 26/2 Inverleith Place
Discover a beautiful city home

- 04 Floorplan
- 07 The Property
- 10 Entrance
- 12 Reception Rooms
- 16 Kitchen



12
Living Room



16
Dining Kitchen

- 20 Bedrooms
- 24 Bathrooms
- 26 Garden & Parking
- 28 The Area



Property Name

26/2 Inverleith Place

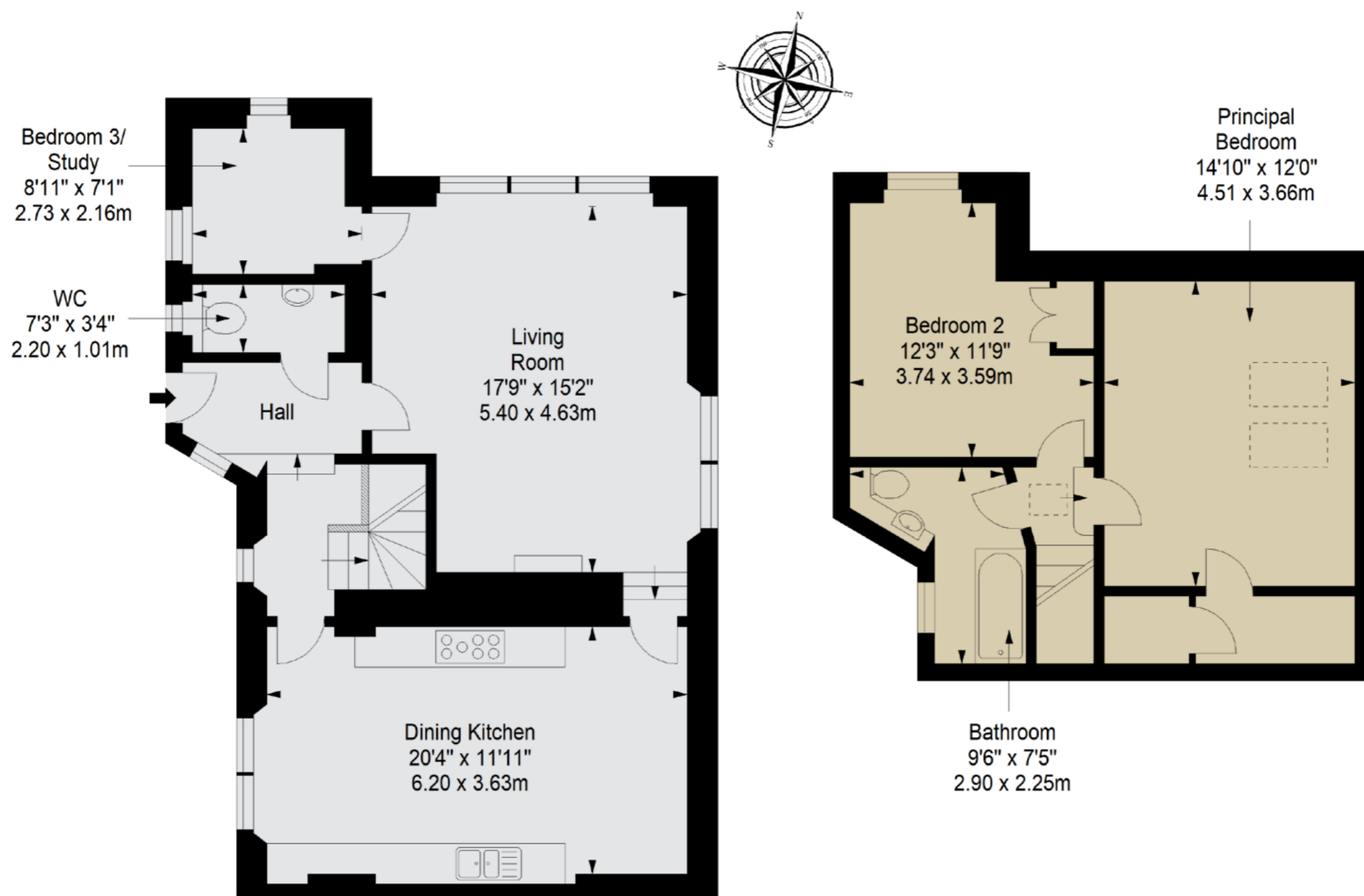
Location

Inverleith, Edinburgh, EH3 5QB

Approximate total area:

112.7 sq. metres (1213.1 sq. feet)

□ - Ground Floor □ - First Floor



EXCLUSIVE MAIN-DOOR DUPLEX APARTMENT




26/2 Inverleith
Place

This rarely available main-door duplex apartment is a stunning three-bedroom residence on the ground and first floors of a traditional villa. It benefits from all the desirable aspects of period architecture, including the expansive rooms with high ceilings, and the interiors have been fully redecorated in crisp white and with brand-new flooring in the kitchen. Completed to impeccably high standards, this exceptional home offers lots of space and excellent versatility to meet the needs of a wide range of buyers. It features two washrooms, private residents' parking, and a well-maintained communal garden. Situated in the Inverleith conservation area, it also has a convenient location, set by Edinburgh's Royal Botanic Garden. There are lots of nearby public parks, fantastic amenities, highly-regarded schooling, and regular transport links. Also, popular Stockbridge and the city centre can both be reached on foot. This impressive city home will be in exceptionally high demand – viewing is essential.

GENERAL FEATURES


- Located on the ground and first floors
- Forming part of a beautiful traditional villa
- Situated in the Inverleith conservation area
- Redecorated and presented in true walk-in condition
- Home Report value - £675,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Private main-door entrance
- Welcoming entrance hall with a convenient WC
- Large, dual-aspect living room with a fireplace
- Very generous dining kitchen with granite worktops
- Two double bedrooms with built-in storage/wardrobes
- Versatile third bedroom/study for home working
- Three-piece bathroom with an overhead shower
- Gas central heating and sash and case windows
- Double-glazed Velux windows in the principal bedroom

EXTERNAL FEATURES

- Generous communal garden laid with a neat lawn
- Large private residents' parking area



SITUATED
IN THE
INVERLEITH
CONSERVATION
AREA

ENTRANCE

Discover a beautiful city home



The home's private front door opens into a naturally-lit hall that offers a wonderful first impression, instantly setting the scene for the outstanding interiors. White décor and tiled flooring add to the introduction, whilst a WC is conveniently adjacent.



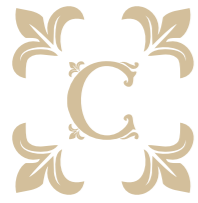
RECEPTION ROOMS





A SIGNIFICANT RECEPTION AREA BRIMMING WITH ELEGANCE

The living room is a large, all-purpose reception area, designed to accommodate a wide choice of furnishings. It is also bathed in natural light from dual-aspect windows to the north and east, which enhances the generous sense of space even further. Fashionable grey décor with white detailing creates an on-trend style, along with an oak floor that brings a warm honey-coloured glow to the room. A handsome focal-point fireplace adds the finishing touch to this elegant living area, ensuring a warm environment all year round.




KITCHEN

A high-quality dining kitchen with lots of space

Conveniently accessed from the hall or the living area, the dining kitchen has a very generous footprint to accommodate a large table and chairs. It creates the perfect setup for lively dinner parties and special occasions with family and friends. Furthermore, it is equipped with a wealth of cream-coloured cabinets, alongside sweeping black granite worksurfaces. The inspired monochrome look is also enhanced by the neutral décor and new luxury vinyl floor. An electric range cooker is included, as well as an integrated dishwasher, integrated fridge, and separate integrated freezer. The space is finished by a charming window seat, which is ideal for relaxing with a good book.





GENEROUS
DINING KITCHEN
WITH GRANITE
WORKTOPS

BEDROOMS



Attractive styling and quality finishings

W

ith three bedrooms, the home offers plenty of space and versatility to suit a wide range of buyers. The principal and second bedrooms are on the first floor, extending off a naturally-lit landing. Both are spacious doubles that are enhanced by crisp white décor and plush carpets for optimal comfort. The dual-aspect principal bedroom also features a walk-in storage area with an additional built-in cupboard, whereas the second bedroom has a built-in wardrobe. The third bedroom is on the ground floor, mirroring the aesthetic of the living area. Also with dual-aspect windows, this space could work equally well as a study for working from home.





ENHANCED BY CRISP WHITE
DÉCOR AND PLUSH CARPETS
FOR OPTIMAL COMFORT

BATHROOMS

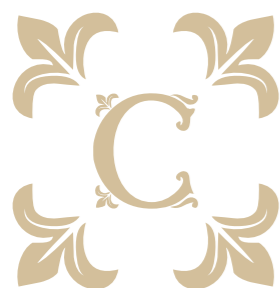
Attractive styling and quality finishings

As well as the ground-floor WC, the home has a first-floor bathroom which enjoys the attractive combination of neutral décor and tongue-and-groove panelling in olive tones. It is fitted with a three-piece suite, comprising a hidden-cistern toilet, a storage-set washbasin, and steps leading to a bath with an overhead shower.

The property has gas central heating for year-round comfort, alongside traditional sash and case windows that bring a flood of natural light into each room. The principal bedroom also has double-glazed Velux windows.

GARDEN & PARKING

A generous communal garden and allocated parking



E

Externally, homeowners have shared use of a generous communal garden that is laid with a carefully maintained lawn. Fringed by mature plants and trees, it is scenic locale for relaxing and socialising in the sun. Furthermore, there is a large private residents' parking area providing off-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and an electric range cooker to be included in the sale.



INVERLEITH

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.

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.

#1

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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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.



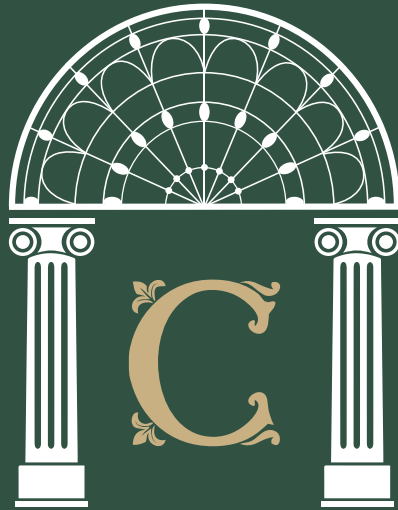
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2020-2021



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

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.