

34 ST PATRICK SQUARE

NEWINGTON, EDINBURGH, EH8 9EU



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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The entrance



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Property Name

34 St Patrick Square

Location

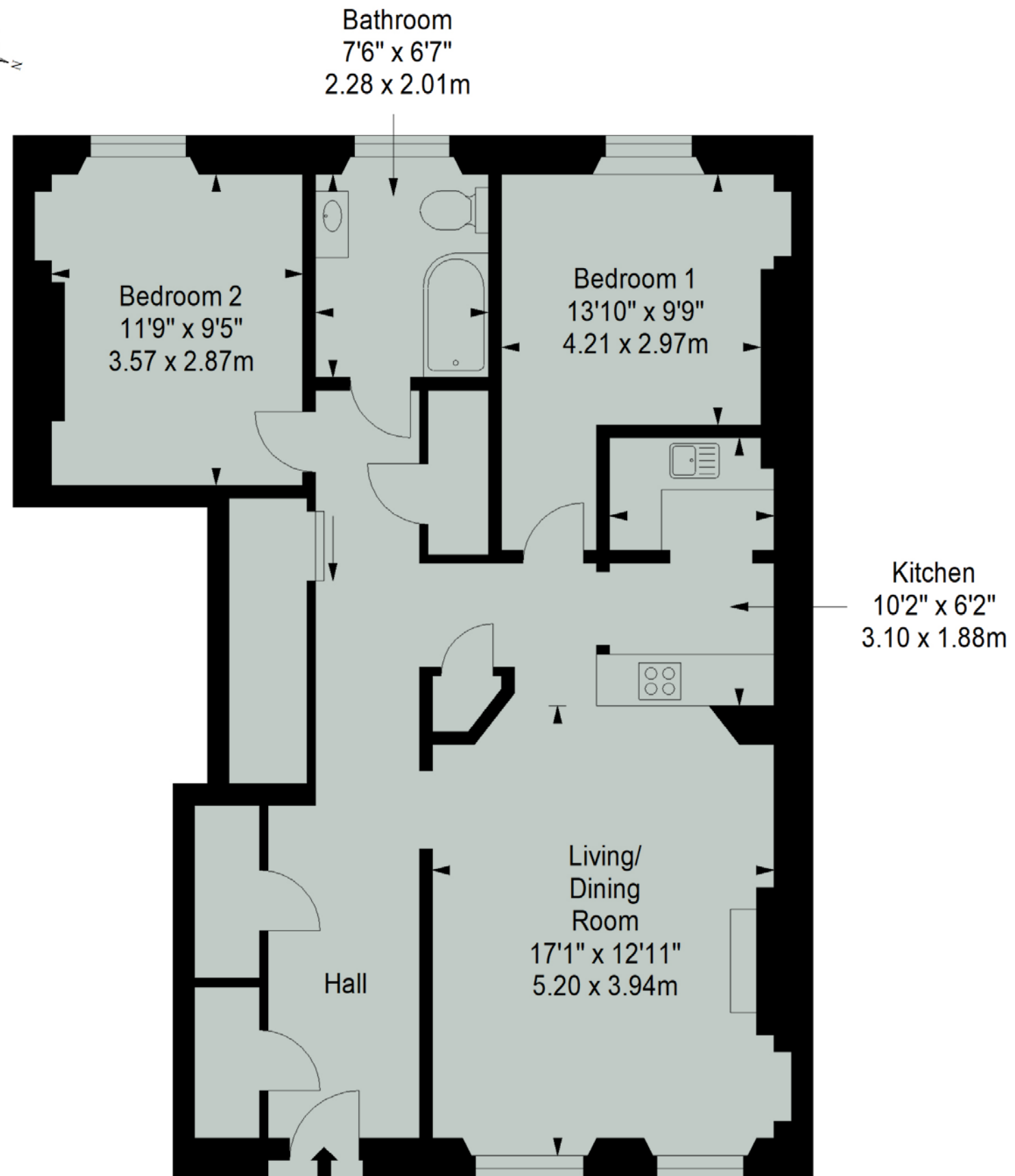
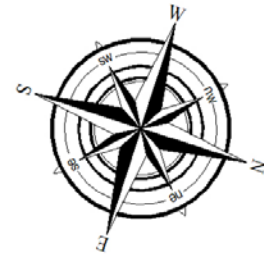
Newington, Edinburgh, EH8 9EU

Approximate total area:

81.8 sq. metres (880.5 sq. feet)



Ground Floor



MAIN-DOOR GROUND-FLOOR FLAT



This two-bedroom, main-door ground-floor flat forms part of a B-listed Georgian building in the city's vibrant area, within the South Side conservation area. The flat is presented with attractive, modern interiors and a palette of neutral décor throughout, allowing the beautiful period features to shine. The flat enjoys easy access to a wealth of amenities, such as shops, coffee shops, cafés, restaurants, and bars, transport links connecting across the city, schooling from nursery to university level, and some of the city's most cherished green spaces, including the Meadows and Bruntsfield Links.

GENERAL FEATURES

- Main-door ground-floor flat in Newington
- Part of a B-listed Georgian tenement
- Within the South Side conservation area
- Home Report value - £ 420,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Private front door and hall with excellent built-in storage
- Open-plan living/ dining room and kitchen
- Two garden-facing double bedrooms
- Modern bathroom with rainfall shower-over-bath
- Gas central heating system
- Traditional sash-and-case windows

EXTERNAL FEATURES

- Access to a shared rear garden
- Controlled on-street parking (Zone 3)



A fitting welcome to a

CHARACTERFUL CITY HOME





The flat's private front door is approached via a walkway flanked by iron railings, and it opens into an airy high-ceilinged hallway, giving the first glimpse of the characterful accommodation to follow with muted décor, wood-styled flooring, and exquisite cornicing and a ceiling rose. The hall boasts no less than five large built-in storage cupboards.



OPEN-PLAN

*living/dining
room and
kitchen - Perfect
for everyday life
and entertaining
with guests*



The wonderful period charm glimpsed in the hall continues through to the open-plan kitchen, living, and dining room, where you will find equally impressive cornicing and a fireplace surround flanked by an open Edinburgh press with display shelving, as well as similar neutral décor and the same wood-styled flooring. The room is illuminated by large twin east-facing windows with panelled surrounds, capturing lovely natural light throughout the day.

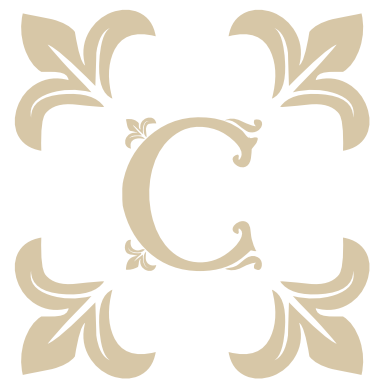


TIMELESS KITCHEN



In the adjoining kitchen, timeless cabinetry is accompanied by worktops, a Howdens sink, and eye-catching splashback tiling, in addition to an integrated oven and induction hob. An undercounter fridge is also included, whilst space and plumbing are provided for a washing machine.





Two airy yet cosy

BEDROOMS

The flat's two double bedrooms continue the airiness and attractive presentation of the preceding accommodation, with high ceilings, neutral décor, fitted carpets for optimum comfort underfoot, and open Edinburgh presses. One of the bedrooms also retains its beautiful cornicing. The sleeping areas are both rear-facing and overlook the rear garden, ensuring a peaceful night's rest.





A well-appointed, modern washroom

Completing the accommodation on offer is a bright, modern bathroom, comprising a bath with a rainfall overhead shower, handset, glazed screen, and tiled surround, a wooden vanity unit with a countertop basin, a WC, a chrome towel radiator, and a charming window seat with storage shelving underneath.

The flat is kept warm by a gas central heating system as well as underfloor heating in the bathroom.





SHARED OUTDOOR SPACE & RESIDENTS' PERMIT PARKING

Externally, the flat enjoys access to a shared garden and controlled parking on St Patrick Square and in the immediate vicinity falls under Zone 3.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances (excluding tumble dryer) will be included in the sale.



34 St Patrick Square

NEWINGTON

SCHOOLS

Preston Street and St Mary'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

Outstanding choice of artisan cafes, bars, restaurants, 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 (0.6 miles, 16-min walk)

Tram – Princes Street (0.8 miles, 18-min walk)

Edinburgh International

Airport – 9 miles



SPORTS

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

FOOD & DRINK

Outstanding choice of artisan cafes, bars, and restaurants

PARKS

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



Situated approximately 2 miles south of Edinburgh city centre, Newington is a large district that is popular and diverse, catering to a wide demographic with a splendid mix of traditional tenement buildings and impressive villas. The area is flanked by some of Edinburgh's best-loved green spaces too, providing unfettered access to The Meadows, the iconic Arthur's Seat, and Duddingston Loch. It has a lively and dynamic social scene and a fantastic backdrop (particularly along Nicolson Street and South Clerk Street) of artisan cafes, trendy bars, shops, supermarkets, and restaurants, serving food from around the world. And come the Edinburgh Festival Fringe, the area becomes an entertaining hub of activity, with a wide choice of events at the Festival Theatre, the Queen's Hall, and Summerhall, all of which provide a year-round program, including live shows, music, and cinema. Further shopping amenities are on standby at Cameron Toll Shopping Centre, which is home to a broad selection of high-street favourites,

and the city centre is within easy reach from Newington as well, placing a wealth of outstanding shopping, cultural, and leisure facilities at your disposal. The nearby parks and green spaces provide various outdoor opportunities, whether walking, cycling, or picnicking, and for those who prefer to exercise indoors, there is the Royal Commonwealth Pool, offering a state-of-the-art gym and the city's only 50-metre swimming pool. The area is served by fantastic public transport services, including regular buses to and from the city centre, day and night, and is well-placed for access to Waverley train station. The property is in the catchment area for Preston Street and St Mary's RC Primary Schools, and James Gillespie's and St Thomas of Aquin's High Schools, with a choice of independent options nearby. Newington also enjoys close proximity to The University of Edinburgh campuses, unsurprisingly proving popular with students.





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.



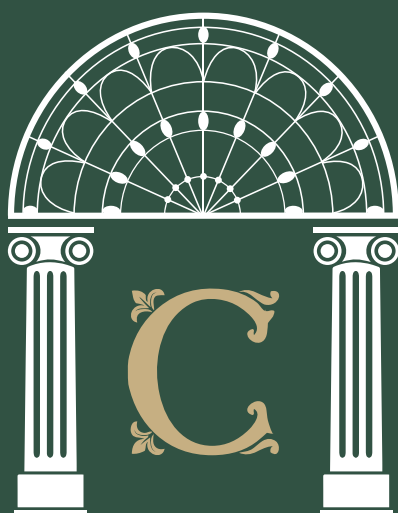
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.