

# 32/3 THISTLE STREET

NORTH WEST LANE, NEW TOWN, EDINBURGH, EH2 1EA

*Second-floor flat forming part of a handsome, C-listed Georgian tenement in the New Town conservation area, accommodating two bedrooms, an open-plan living area, and a bathroom, and available to purchase individually or as a complete lot with the other three flats in the tenement, all with tenants in situ.*







## 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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OF THE YEAR  
2020-2021



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WINNER  
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2021-2022

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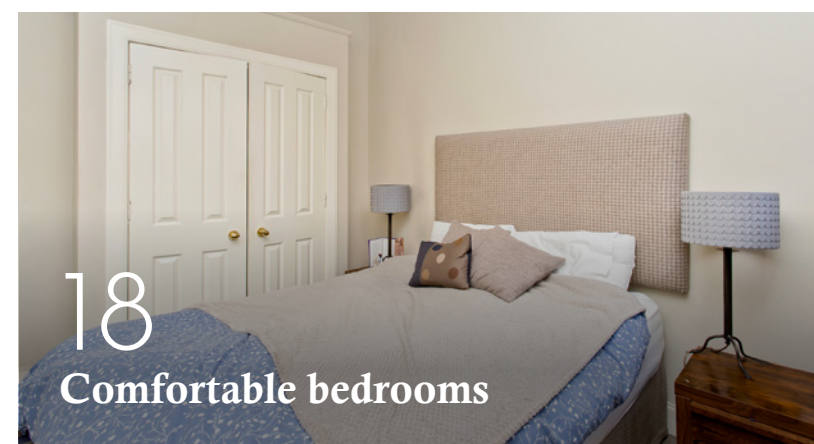
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## Property Name

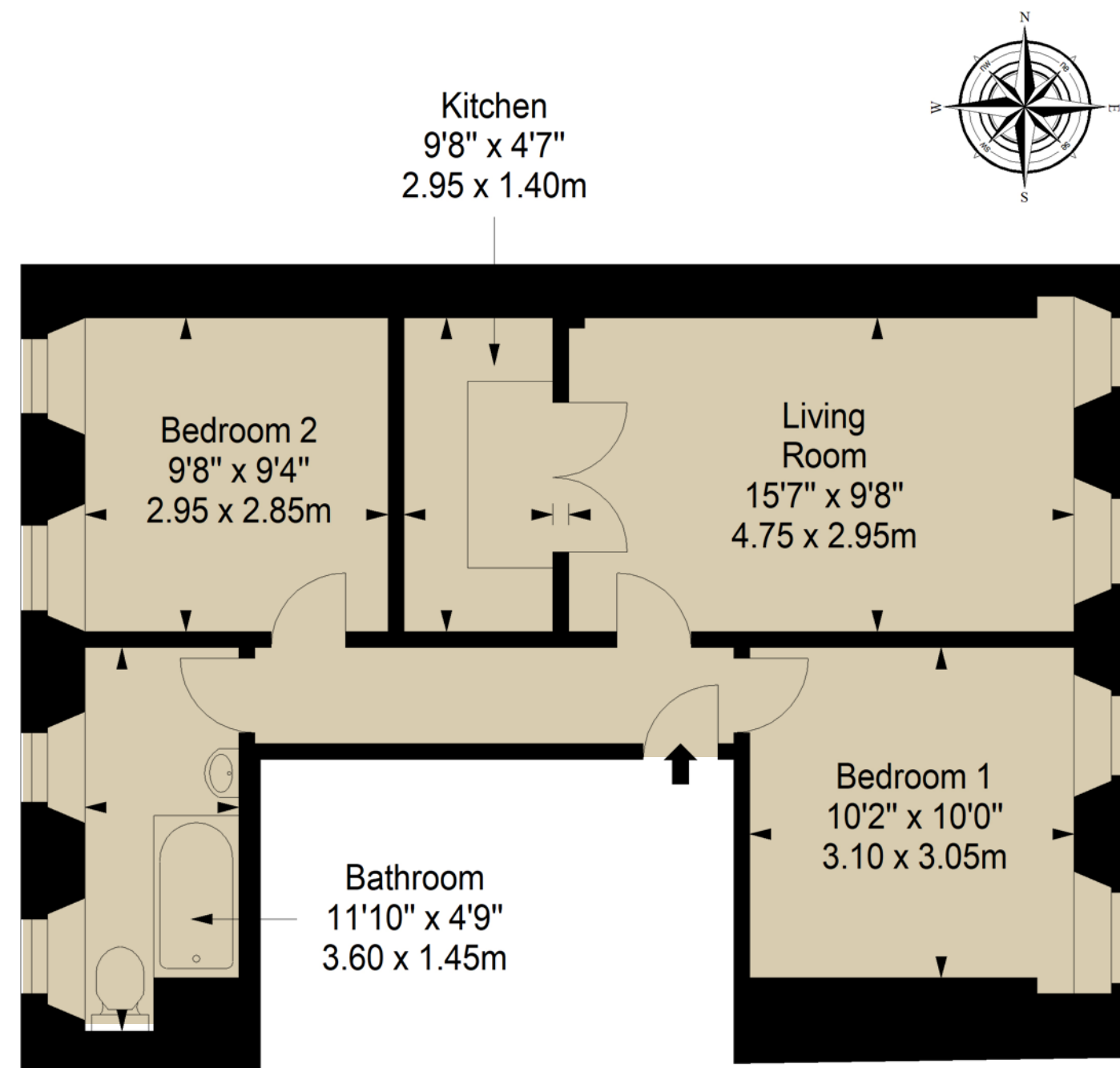
Flat 3, 32 Thistle Street North West Lane

## Location

New Town, Edinburgh, EH2 1EA

 - Second Floor Flat

50 sq. metres (538.2 sq. feet)



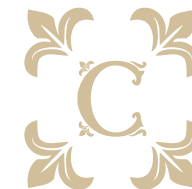


# TWO-BEDROOM SECOND-FLOOR FLAT IN THE NEW TOWN

Offering an exciting ready-made investment opportunity, this two-bedroom second-floor flat forms part of a C-listed Georgian tenement building in the UNESCO World Heritage Site New Town conservation area, with unrivalled amenities on the doorstep and within enviable easy reach. These include the city's world-class shopping, such as designer boutiques, high street stores, specialist shops, and independent retailers, a varied range of cafés, restaurants, and bars, transport links connecting across the city and further afield, a wide range of renowned cultural and

entertainment venues, and some of the city's most cherished green spaces.

The flat is available individually or it can be sold as a complete lot with the three remaining flats that make up the tenement. All flats comply with HMO regulations, with the other available properties tenanted (and sold with tenants in situ).



## GENERAL FEATURES

- Second-floor flat in the New Town
- Part of a C-listed Georgian tenement
- Within the New Town conservation area
- Also available as a complete lot (with three other flats)
- Home Report value - £340,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Secure shared entrance and stairwell
- Welcoming hallway
- Open-plan kitchen and living room
- Two well-proportioned double bedrooms with built-in wardrobes
- Three-piece bathroom with shower-over-bath
- Gas central heating and traditional sash windows

## EXTERNAL FEATURES

- Near some of Edinburgh's most beloved green spaces
- Controlled permit parking (Zone 1A)



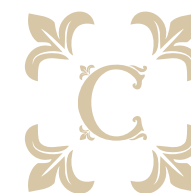


PART OF A C-LISTED  
GEORGIAN TENEMENT  
BUILDING IN THE UNESCO  
WORLD HERITAGE  
SITE NEW TOWN  
CONSERVATION AREA,  
WITH UNRIVALLED  
AMENITIES ON THE  
DOORSTEP AND WITHIN  
ENVIABLE EASY REACH





# WELCOMING YOU INSIDE



A secure shared entrance and stairwell take you to the flat's front door on the second floor, where you are welcomed inside by an inviting hallway.



# OPEN-PLAN

*living room and kitchen*

The fabulous open-plan kitchen and living area is illuminated by a trio of west-facing, recessed sash-and-case windows, capturing sunny afternoon and evening light. The living area offers plenty of space for arrangements of both lounge and dining furniture and features pared-back neutral décor, characterful cornicing, and a fireplace surround.





# A SOCIABLE SPACE

*for everyday life and entertaining*

In the adjoining kitchen, modern wall and base cabinets are accompanied by spacious worktops and splashback tiling, whilst integrated appliances comprise an oven, hob, and extractor hood. Provision is also made for a freestanding fridge/freezer and an undercounter washing machine.







# TWO COMFORTABLE

## *sleeping areas*

The flat has two well-proportioned, high-ceilinged double bedrooms, both continuing the attractive presentation of the preceding accommodation with neutral décor, enhanced by fitted carpets for optimum comfort underfoot. The east-facing bedrooms are both supplemented by built-in wardrobes and have charming cornicing.









# ATTRACTIVE

## *modern washroom*

Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and wall-mounted vanity storage.

The flat is kept warm by a gas central heating system and retains its traditional sash-and-case windows.



# EXTERNALS & PARKING

Controlled on-street parking can be found in the vicinity, falling under Zone 1A. Some of the city's most cherished green spaces and scenic walks can be found close by, such as Princes Street Gardens, The Water of Leith Walkway, and The Royal Botanic Garden.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and a washing machine will be included in the sale.



32  
Thistle Street





# NEW TOWN

Distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital. The historic conservation area and UNESCO World Heritage Site is a centre for art, history and culture, and home to some of the country's finest art galleries and collections, including the Scottish National Gallery and Scottish National Portrait Gallery. Backed by the Water of Leith, the property benefits from a highly convenient setting on the western flank of Edinburgh's New Town. It is set within easy walking distance of all the city centre has to offer, and being close to the West End, it has the pick of some of the capital's finest recreational facilities, including a wide range of top-quality eateries and bars.

The iconic Dean Village and fashionable Stockbridge (home to award-winning gourmet restaurants) are both just a short 10 minutes stroll away, and world-famous attractions like Edinburgh Castle and the Scott Monument can be easily reached on foot. At the heart of the world's leading festival city, New Town plays host to various events throughout the year, particularly the International Book Festival in Charlotte Square and the renowned Hogmanay celebrations. For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk is the place for high fashion and couture. Furthermore, just a short walk away, there is the St James Quarter, a £1billion development that is home to world-class designer stores, bars, entertainment, and a great range of restaurants and eateries. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs, to award-winning pubs and restaurants.







# AMENITIES

## *on your doorstep*

New Town residents also have some of the capital's most beautiful green spaces right on their doorstep, including Princes Street Gardens and the Royal Botanic Garden Edinburgh. The property falls within the catchment area for the highly-regarded schools of Stockbridge Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High, and Broughton High, and is also well-placed for some of Edinburgh's top independent schools, from nursery right through to senior level. Owing to its central location, New Town is served by unrivalled public transport links, including a comprehensive bus network, a tramline between York Place and Edinburgh International Airport, and national rail links from Haymarket and Waverley stations.







## 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.