

32/2 THISTLE STREET

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

This spacious and versatile four-bedroom flat occupies the first floor of a traditional, listed tenement set along a quiet lane in the heart of Edinburgh's historic New Town. The flat is currently tenanted (sold with tenants in situ) and complies with HMO regulations. This is the case with three other flats in the building, which are also for sale separately or as a lot of four. The unrivalled central location allows easy access to all the city offers. Public green spaces are nearby for outdoor recreation, and on-street parking falls under Controlled Zone 1A.





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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An outstanding investment in the heart of the capital

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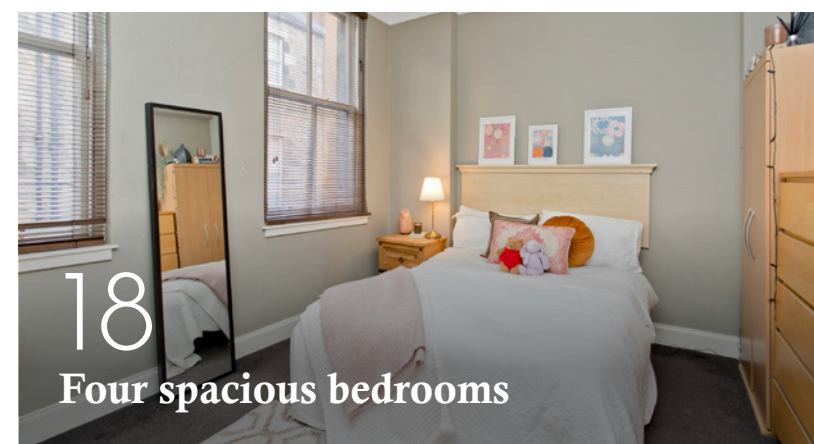
Reception room

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Open-plan kitchen and living room



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Property Name

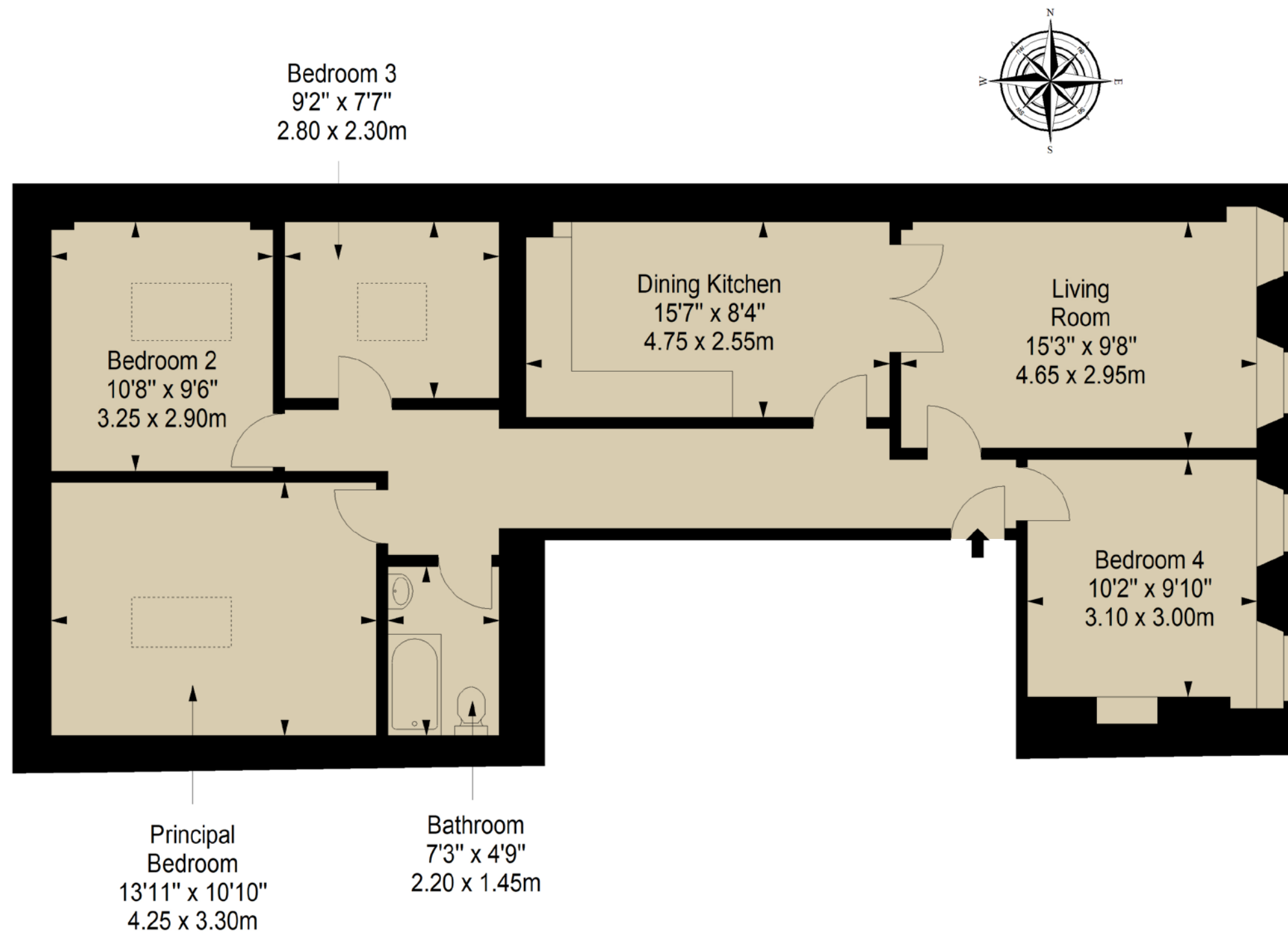
Flat 2, 32 Thistle Street North West Lane

Location

New Town, Edinburgh, EH2 1EA

- First Floor Flat

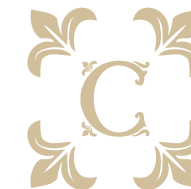
103.9 sq. metres (1118.4 sq. feet)



FIRST-FLOOR FLAT WITH A CENTRAL NEW TOWN LOCATION

The four-bedroom first-floor flat, part of a listed Georgian tenement, is tucked along a quiet setted street in the heart of Edinburgh's New Town conservation area and UNESCO World Heritage Site. Attractions on the doorstep include boutique shopping, cosy pubs, and fine dining. Also within easy walking distance is the medieval Old Town, home to the main university campus, and the world-famous Royal Mile and Edinburgh

Castle – an area that is the beating heart of the annual Edinburgh Festival Fringe. A leisurely stroll in the other direction takes you to the leafy urban village of Stockbridge. For travel elsewhere in the city, as well as across the UK and internationally, there are 24-hour bus links, central train stations, and the tramline to Edinburgh Airport, all conveniently nearby.



GENERAL FEATURES

- Central New Town location
- Quietly located listed tenement
- Spacious and versatile first-floor flat
- Tenanted and sold with tenants in situ
- Modern interiors and HMO-compliant
- Option to purchase other flats in the tenement, separately or as a lot
- Home Report value - £495,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance hall with a secure entry system
- Interconnected living room and well-appointed dining kitchen
- Four spacious and versatile bedrooms
- Bathroom with shower-over-bath
- Gas central heating

EXTERNAL FEATURES

- 5 minutes' stroll from Princes Street Gardens
- Controlled on-street parking (Zone 1A)



A SPACIOUS CITY CENTRE RESIDENCE WITHIN A HISTORIC TENEMENT



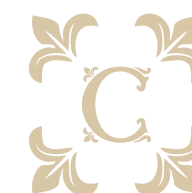
Flat 2, 32
Thistle Street

The sandstone tenement dates from the early 19th Century, at the height of the Georgian New Town development. Its significance to this period is acknowledged with listed status. The flat occupies the entire first floor, accessed via a shared stairwell with a secure entry system. Once inside, a central internal hall affording access to all rooms.

The comfortable interiors are designed with a tasteful decorative finish. Stylish, naturally toned décor combines modern fixtures, timber-style flooring, and plush carpeting, while sash-and-case windows and elegant cornice details nod to the building's period heritage.



INVITING OPEN-PLAN LIVING AND DINING SPACES



The carpeted living room is bathed in natural light thanks to large double windows. It is open to a spacious dine-in kitchen, which allows for sociability when entertaining and convenience for everyday living.



THE KITCHEN



A well-appointed kitchen

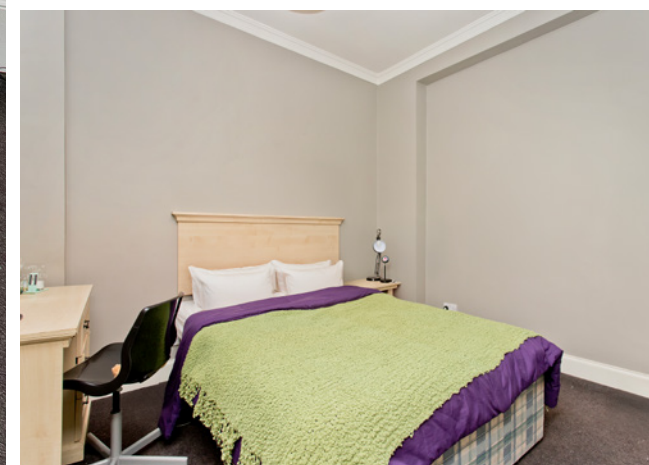
The modern kitchen has a wood-toned finish, reflected in its ample units and flooring. This well-appointed area is further equipped with generous counter space, an integrated oven and gas hob, and a freestanding dishwasher, washing machine, and tumble dryer.



FOUR SPACIOUS BEDROOMS

offering multi-purpose versatility

The sleeping quarters comprise four double bedrooms, all enjoying soft carpeting underfoot for optimum comfort.





A MODERN BATHROOM

completes the interior

Finally, a modern bathroom with an understated finish comes replete with a WC suite and bath with an overhead shower and glazed screen, offset by practical oak-style flooring.

PROXIMITY TO OPEN GREEN SPACES

The tenement is enviably close to some of the capital's most attractive green spaces, including Princes Street Gardens at the foot of the Castle and the Water of Leith walkway and cycle path, an idyllic trail that meanders through the city.

The lane and surrounding streets provide parking under Controlled Zone 1A, ensuring priority for residents.



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.