

32/1 THISTLE STREET

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

Welcome to a traditional two-bedroom ground-floor flat which impresses with its large rooms and sympathetic modern interiors, finished to exacting standards. It features open-plan living, two bathrooms, generous storage, and a private garden. It also forms part of a C-listed Georgian building in Edinburgh's historic New Town. 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).





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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2020-2021

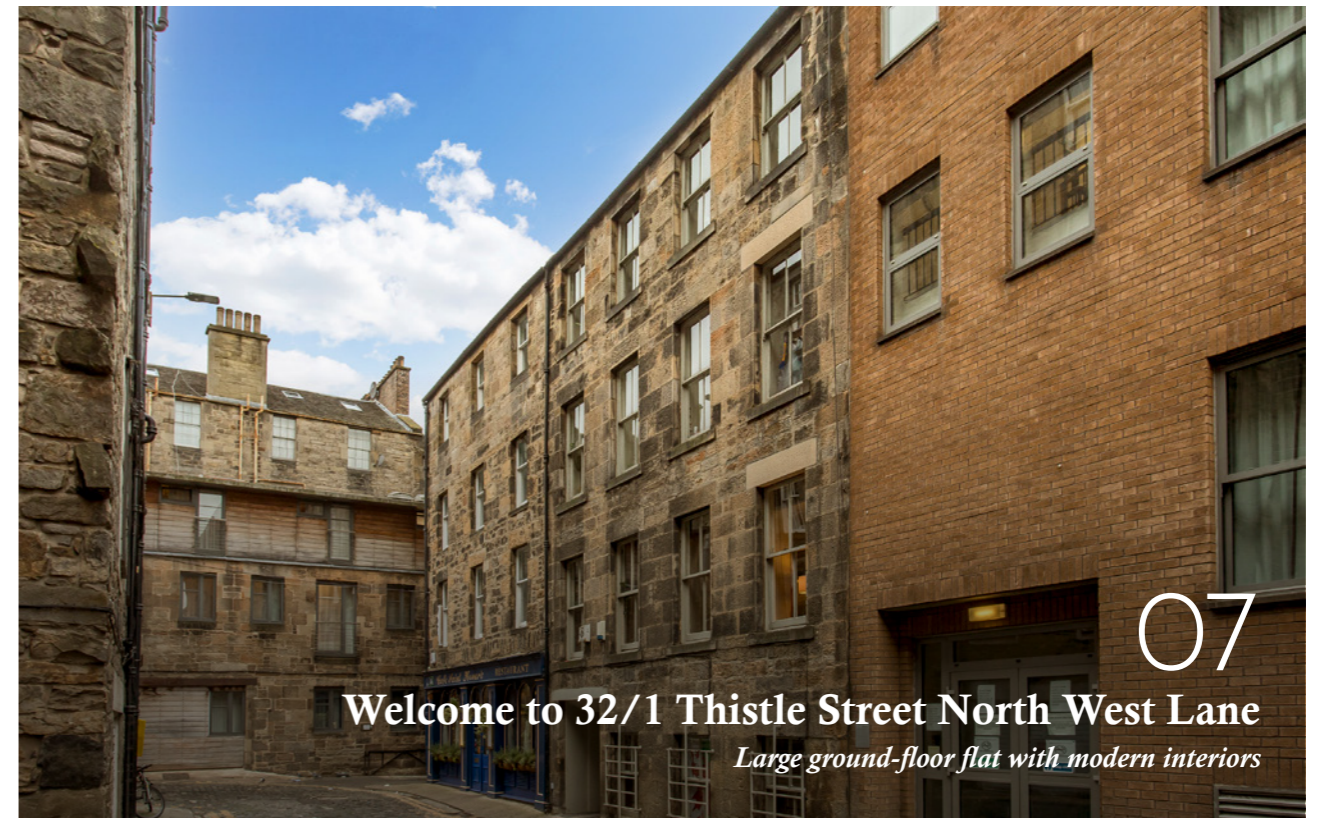


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ESTATE AGENCY
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2021-2022

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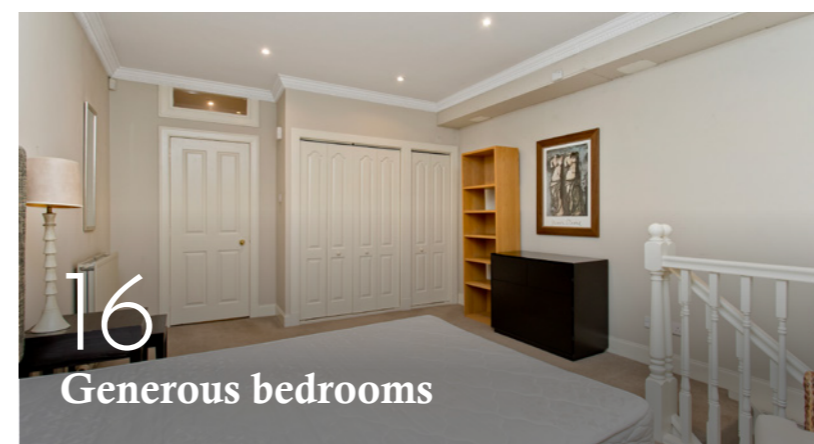
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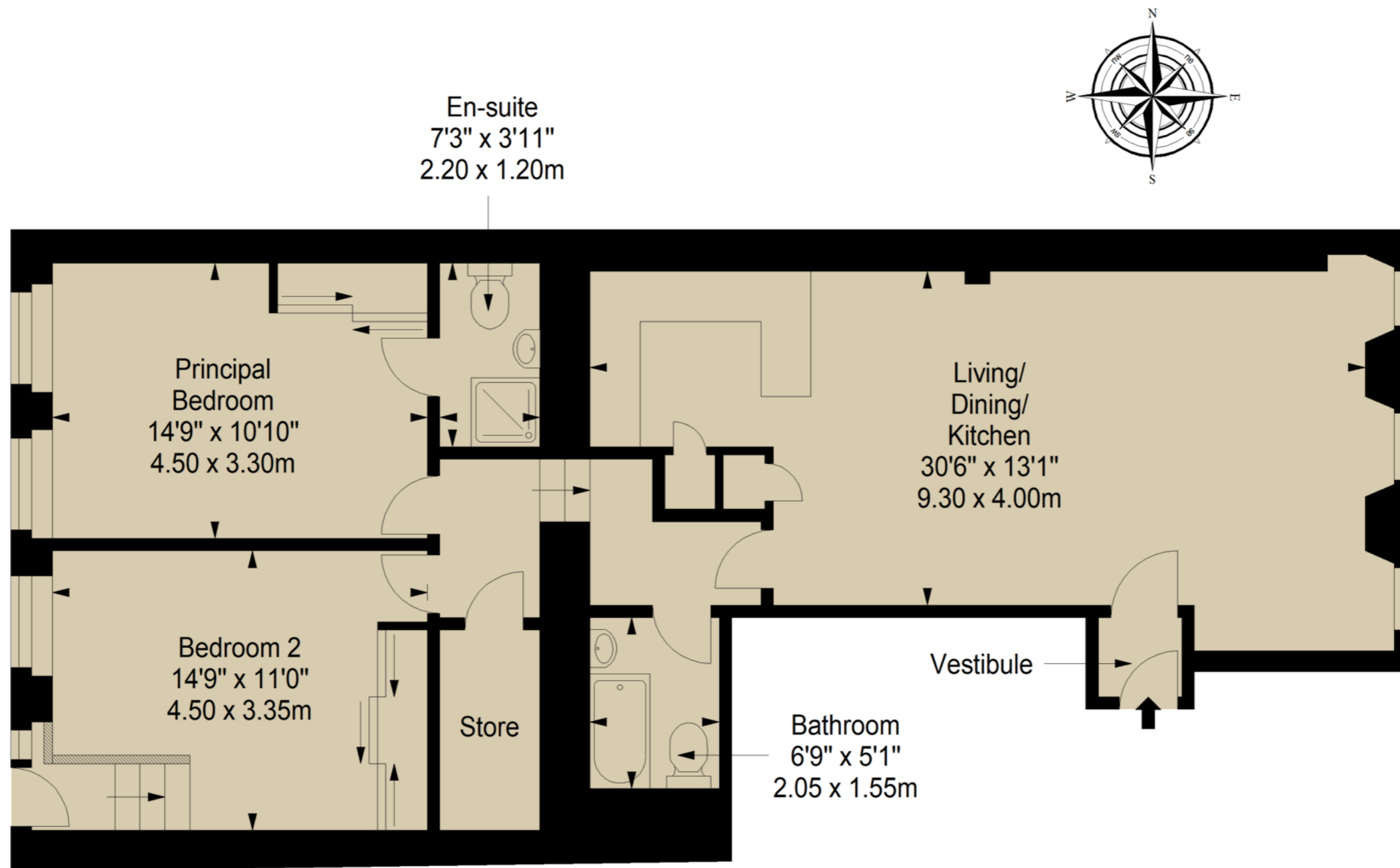
Flat 1, 32 Thistle Street North West Lane

Location

New Town, Edinburgh, EH2 1EA

- Ground Floor Flat

87.9 sq. metres (946.2 sq. feet)



TRADITIONAL TWO-BEDROOM GROUND-FLOOR FLAT

Welcome to a traditional two-bedroom ground-floor flat which impresses with its large rooms and sympathetic modern interiors, finished to exacting standards. It features open-plan living, two bathrooms, generous storage, and a private garden. It also forms part of a C-listed Georgian building

building in Edinburgh's historic New Town. 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

- Large ground-floor flat with modern interiors
- Forms part of a C-listed Georgian building
- In Edinburgh's New Town conservation area
- Also available as a complete lot (with three other flats)
- Home Report value - £450,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Secure entry system and welcoming vestibule
- Expansive open-plan kitchen/living/dining room
- Popular kitchen design with lots of storage
- Two large double bedrooms with built-in wardrobes
- Quality en-suite shower room in the principal suite
- Direct access to the garden from bedroom two
- Family bathroom with an overhead shower
- Excellent built-in storage throughout
- Gas central heating and traditional sash windows
- Secondary glazing to the kitchen/living/dining room

EXTERNAL FEATURES

- Fully-enclosed, private rear garden
- Near some of Edinburgh's most beloved green spaces
- Controlled permit parking (Zone 1A)

Given its location, this proposed sale will particularly appeal to professionals and those looking to invest in the rental and tourism markets.

STYLISH

Ground-floor city flat in the heart of the capital

The flat is tucked along a quiet street in the heart of Edinburgh's New Town conservation area and UNESCO World Heritage Site. This prestigious address offers unrivalled access to all the capital has to offer. 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.





Everyday practicality and

A LOT OF SPACE

The ground-floor flat is accessed via a secure entry system, with the front door opening into an entrance vestibule. It is a lovely welcome that continues into the substantial open-plan reception room.

Combining a kitchen, living and dining area, the open-plan reception room impresses with its expansive dimensions accommodating a wide choice of furnishings, which can be neatly organised for everyday use. Furthermore, it is beautifully decorated in elegant neutral shades, alongside the warm glow of a wood-style floor that is easy to maintain. The room is finished by a handsome feature fireplace and a trio of east-facing sash windows that flood the room with natural light.



THE KITCHEN

with generous storage and workspace

Carefully zoned, the kitchen retains its own sense of space, whilst looking out across the dining and living areas – a fantastic setup for entertaining family and friends. It has a popular design and colour palette too, and is generously appointed with base and wall-mounted cabinets, coupled with sweeping, downlit worksurfaces that are backed by white splashback tiles. An oven, gas hob, and concealed extractor come integrated, with space for additional freestanding appliances. There are also two built-in cupboards for further storage.





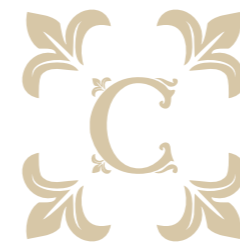
2 bedrooms with GENEROUS FLOORSPACE

Set to the rear of the flat, the two double bedrooms enjoy beneficial west-facing aspects. They also have particularly large footprints to host a wide selection of furnishings, in addition to built-in wardrobes for neat clothes storage. Furthermore, each room echoes the sumptuous aesthetic of the living area, adding soft carpets for maximum comfort. And where the principal bedroom has the advantage of a quality en-suite shower room, the second bedroom features direct access to the private rear garden. There is also a generous store near the bedrooms, helping maintain a tidy home.





TWO BATHROOMS



A family bathroom and en-suite

Matching the style of the en-suite, the family bathroom is finished with on-trend décor and white tiles. It features fitted mirrors and a three-piece suite, comprised of a toilet, a pedestal washbasin, and a bath with an overhead shower.

The property has gas central heating and traditional sash and case windows, with secondary glazing to the kitchen/living/dining room.



A fully-enclosed, private rear garden

The home's private rear garden is fully enclosed and easy to maintain, laid with a timber deck that is perfect for relaxing and socialising in the sun. In addition, some of the capital's most beloved green spaces are close by, including Princes Street Gardens (at the foot of Edinburgh Castle) and the Water of Leith, an idyllic trail for leisurely walks and cycle rides. Conveniently, the property also falls within a controlled permit parking area (Zone 1A), ensuring residents have priority to park on the lane and surrounding streets.

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

CLOSE TO BELOVED GREEN SPACES





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.

M Cullerton

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.