

10 PERTH STREET

STOCKBRIDGE, EDINBURGH, EH3 5DP

Welcome to a stylish main-door ground-floor flat which offers all the charm and beauty of period architecture, alongside sympathetic modern interiors that have been lovingly curated to exceptionally high standards.





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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TABLE OF CONTENTS



09

Welcome to 10 Perth Street

A stylish main-door ground-floor flat with two double bedrooms and a study

04

Floorplan

09

The property

10

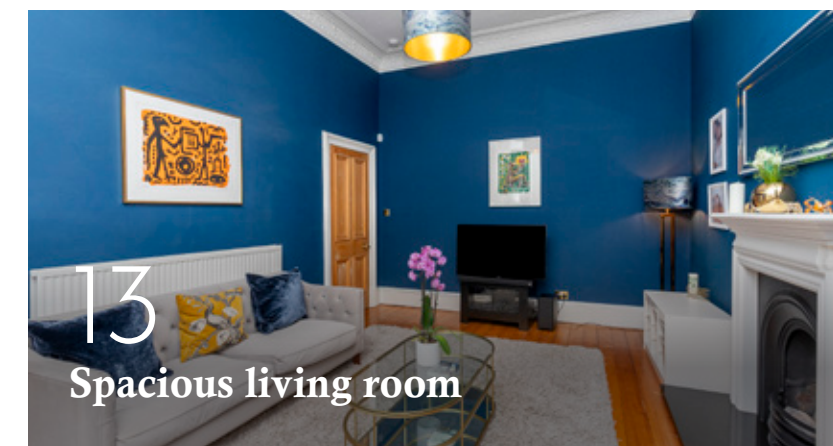
The entrance

13

The reception room

16

A dining kitchen



13

Spacious living room



16

A dining kitchen

22

The bedrooms

26

The bathroom

30

Garden & parking

32

The area



Property Name

10 Perth Street

Location

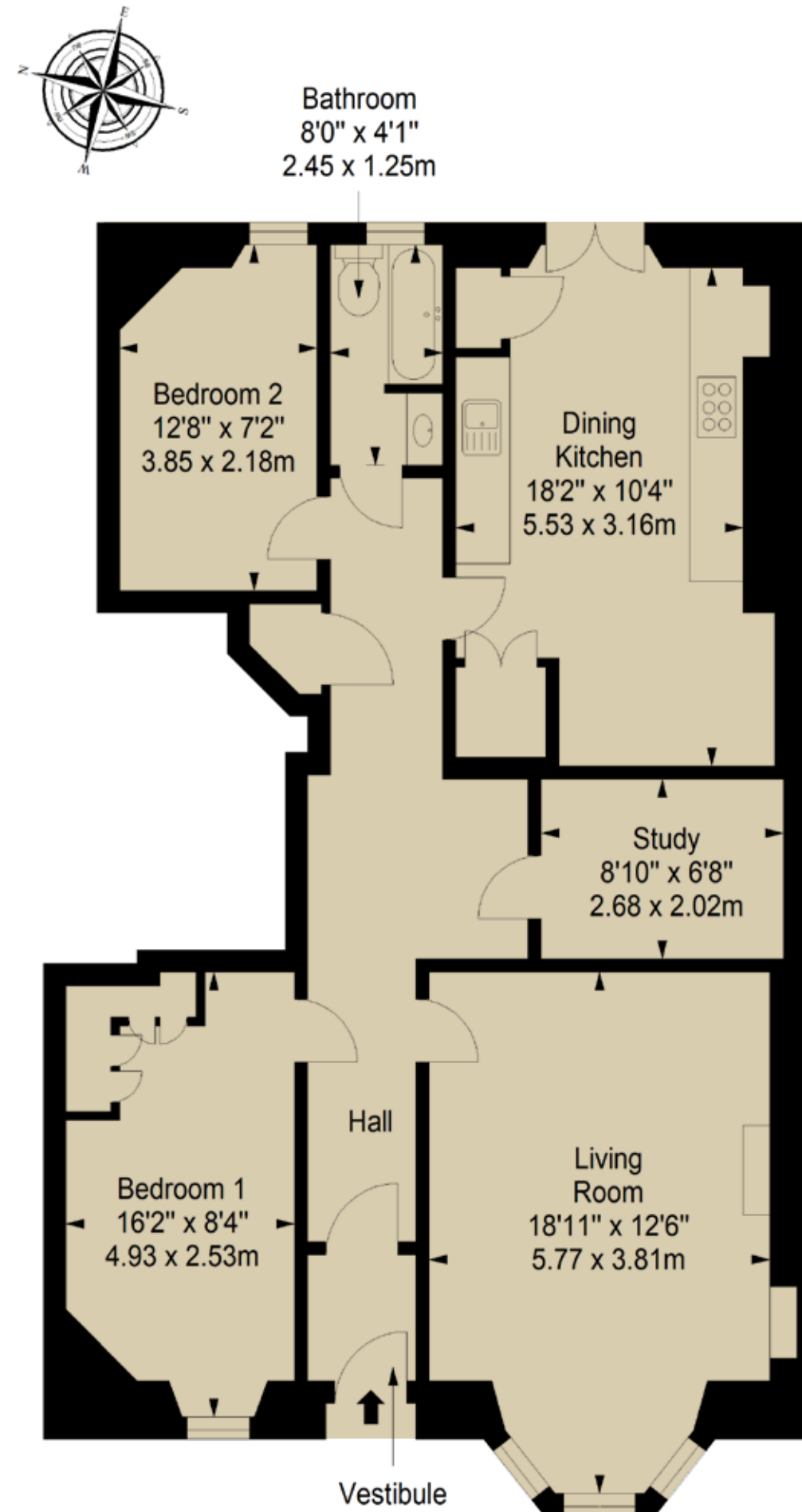
Edinburgh, EH3 5DP

Approximate total area:

87.8 sq. metres (945.1 sq. feet)



Ground Floor





10 Perth Street



Situated in exclusive Stockbridge as part of a traditional tenement, this Victorian two-bedroom (plus study) ground-floor flat is a main-door residence brimming with sophistication and elegance. The upgraded home features spacious rooms with the high ceilings and period details characteristic of its era. It is beautifully decorated and has a generously appointed dining kitchen, a new bathroom, and private and communal gardens. Furthermore, it offers excellent versatility to suit a wide range of lifestyles. Positioned on a quiet street in Edinburgh's New Town conservation area and UNESCO World Heritage Site, the property has easy access to all the city centre offers, in addition to the renowned amenities of Stockbridge, which includes some of the finest, award-winning restaurants in Edinburgh, as well as trendy bars, and cafes.

GENERAL FEATURES

A stylish ground-floor flat in exclusive Stockbridge
Part of a traditional Victorian tenement
In the prestigious New Town conservation area
Sympathetic modern interiors with period features
Home Report value - £500,000
EPC Rating - D

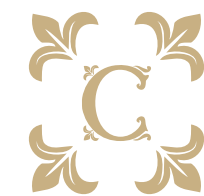
ACCOMMODATION FEATURES

Private main-door entrance
Spacious living room with a bay window
Dining kitchen with a pantry and garden access
Two double bedrooms (one with fitted wardrobes)
A private study for working from home
New bathroom with a quality three-piece suite
Traditional sash and case windows (to the front)
Double-glazed windows (to the rear)
Gas central heating via a recently installed boiler

EXTERNAL FEATURES

Low-maintenance private front garden
Communal rear garden laid to lawn
Controlled permit parking (Zone 5A)

DISCOVER A BEAUTIFUL CITY FLAT



The home features spacious rooms with the high ceilings and period details

The home's private front door opens into a vestibule with traditional tiles, flowing through to a central hall, defined by a neutral palette and varnished wooden floorboards. It is a wonderful introduction that comes complete with built-in storage and four-panel wooden doors leading to the main accommodation.



A RECEPTION ROOM

that instantly catches the eye



Instantly catching the eye, the living room stands out with its classic styling, combining deep blue décor lightened by white finishings and the honey-coloured glow of the wooden floorboards. It is suave and inviting and very homely. The aesthetic also draws attention to the period details, which includes a handsome feature fireplace beside a shelved recess and decorative cornicing that frames the high ceiling. A sweeping bay window floods the room in natural light, whilst spacious dimensions accommodate an excellent choice of lounge furniture.





THE KITCHEN

The dining kitchen features olive-toned décor, alongside white splashbacks and detailing – a stylish colour palette that fits the character of the property. Adding to the sophisticated look is a generous selection of timber-hued cabinets and black granite-inspired worktops, ensuring plentiful storage, including a pantry and workspace. There is also additional built-in storage, including a pantry, a traditional clothes pulley, and newly fitted (secure) French doors extending the space out into the communal garden.



A sophisticated space for dinner parties with extra storage and garden access

Furthermore, a charming nook forms the perfect spot for a table and chairs, leaving the kitchen clear for easy usage. A large gas range cooker with an extractor hood, a new integrated dishwasher, integrated fridge, integrated freezer, and an undercounter washing machine are all included in the sale. Undercabinet lighting adds the finishing touch.



THE BEDROOMS

Two double bedrooms and a study

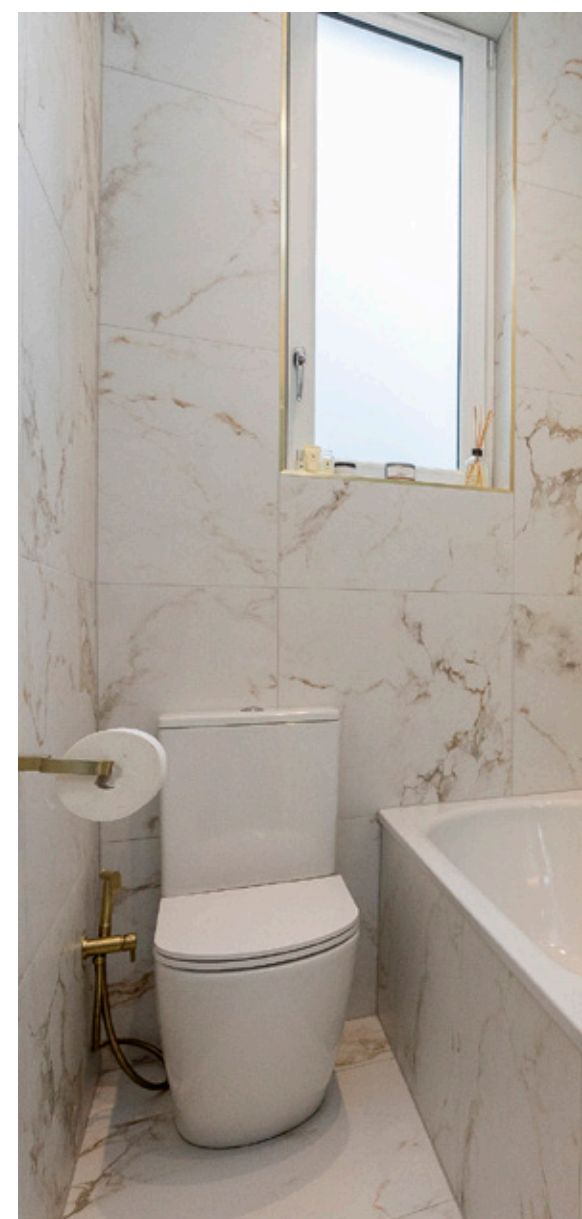
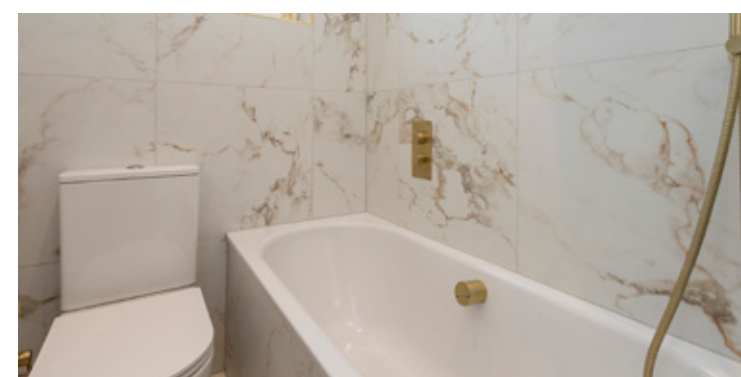
Finished in soothing hues and with soft carpets, the two double bedrooms enjoy a comfortable and relaxing ambience. To the home's front, the principal bedroom has the larger footprint, providing a corner of fitted wardrobes and ample floorspace for bedside furniture. The second bedroom is to the rear, currently organised as a child's room. Just off the hall, there is also a private study, which ensures a discreet setting for working from home.





BEAUTIFUL STYLING

in the bathroom



Installed last year, the new bathroom has a beautiful aesthetic with marble-inspired tiles and brass finishings. It is an effective look, complemented by the three-piece suite, which is comprised of a bespoke stone washbasin, a towel radiator, a toilet with a handheld bidet, a bathtub with a handheld shower, and underfloor heating for optimal comfort.

The property has gas central heating for year-round comfort, alongside traditional sash and case windows to the front and double-glazing to the rear.

GARDENS & PARKING

The flat has a private front garden, which is enclosed and shielded by mature hedgerows. It has a low-maintenance setup too, which is ideal for sitting and relaxing in the sun. To the rear, there is also a large communal rear garden that is laid to lawn. Conveniently, homeowners have access to controlled permit parking (Zone 5A), ensuring they have priority to park – an essential feature in the capital.

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



10 Perth Street



STOCKBRIDGE

Forming part of the prestigious New Town and an easy fifteen-minute stroll from the city centre, cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital. Its bustling main street features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket and the weekly farmers' market (every Sunday). Known for its buzzing social scene, Stockbridge village has the perfect venue for every occasion, from trendy bars and award-winning restaurants, to cosy traditional pubs and coffee shops. Stockbridge residents are spoiled for choice when it comes to enjoying the great outdoors, with some of the capital's most beloved green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh, right on their doorstep. For sport and fitness enthusiasts, there is no shortage of gyms and sports clubs, including The Grange Club for cricket, hockey, squash and tennis, or Glenogle Swim Centre, with its restored Victorian swimming baths and state-of-the-art gym. Schooling is provided locally at Stockbridge Primary School, followed by Broughton High School, and the area is also well-placed for a choice of independent schools. Stockbridge is served by a vast network of bus and cycle routes across the city centre, and is also an easy stroll from the York Street tram terminus and Edinburgh Waverley station.



SCHOOLS

State Schools: Stockbridge Primary School, Broughton High School, St Mary's 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

Outstanding Independent retailers and grocers. Supermarkets including Waitrose and Sainsbury's. Stockbridge Farmer's Market. Luxury brands at Multrees Walk and George Street in the New Town.

#1

EXCLUSIVE VILLAGE-STYLE LOCATION AT THE FOOT OF THE NEW TOWN

LOCATION



Fashionable city district with village atmosphere

TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – Princes Street (0.9 miles)

Train Station – Edinburgh, Waverley (1.3 mile)

Airport – Edinburgh International (8.6 miles)



SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby

PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycle way



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.