

7 SMITH'S PLACE

LEITH, EDINBURGH, EH6 8NT

A
UNIQUE
DEVELOPMENT
OPPORTUNITY





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.



TABLE OF CONTENTS



08

Welcome to 7 Smith's Place
A stylish new conversion of 6 apartments

06

Floorplan

08

The property

10

Apartments 1 and 2

18

Apartments 3 and 6

22

Apartments 4 and 5

28

New Town



14

Spacious Double Bedrooms
Apartments 1 and 2



22

Private Courtyard Gardens
Apartments 4 and 5

A STYLISH NEW CONVERSION



7 Smith's
Place



Property Name

7 Smith's Place

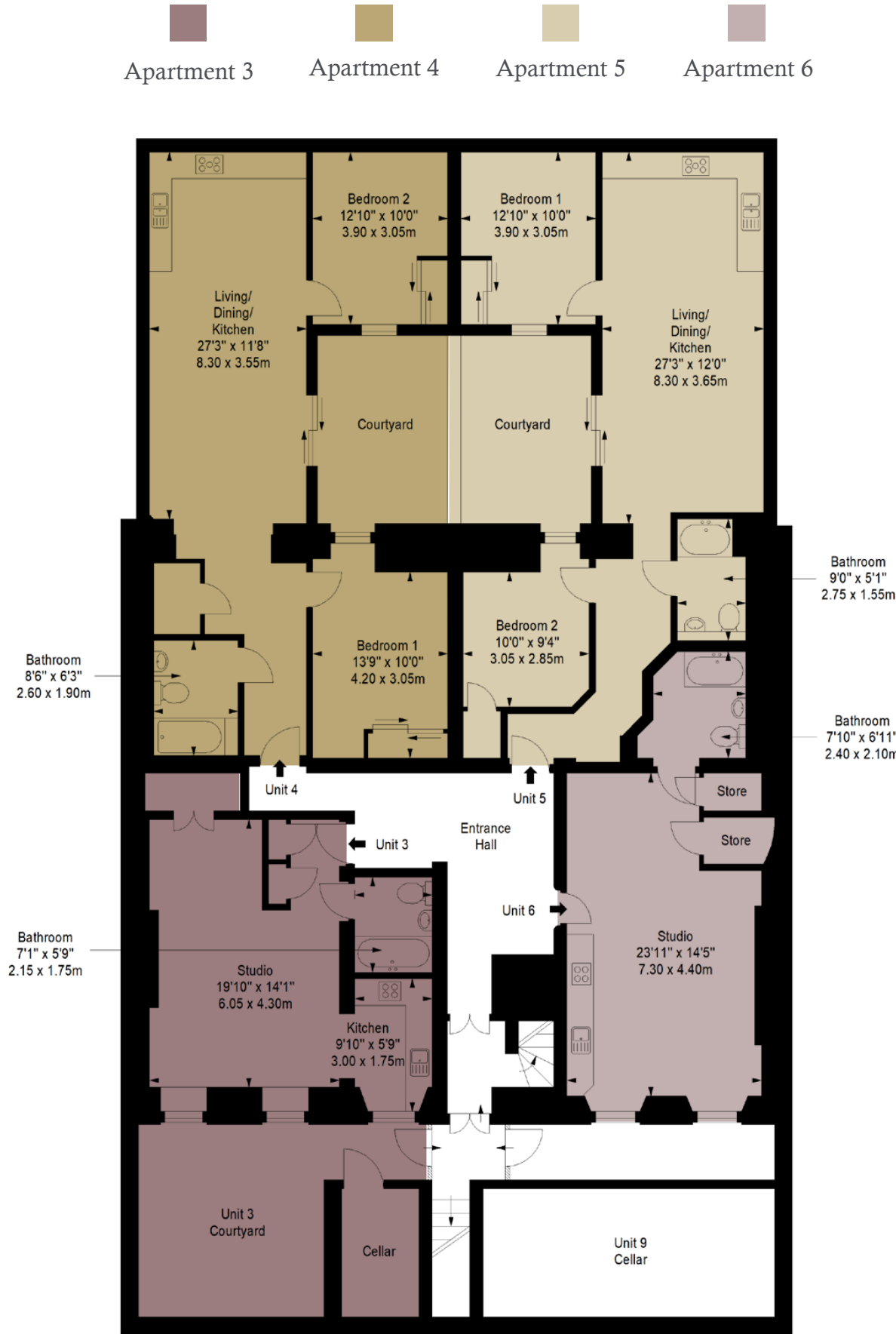
Location

Leith, Edinburgh
EH6 8NT

Approximate
total area:

438.9 sq. metres (4724.4 sq. feet)

Lower Ground Floor



Ground Floor



AN OUTSTANDING DEVELOPMENT OPPORTUNITY IN THE HEART OF LEITH

7 Smith's Place offers a unique development opportunity of a stunning, early 19th century Georgian building into six apartments, with full planning approval. The approved plans consist of x4, two-bedroom serviced apartments and x2 studio serviced apartments.

Each apartment has been carefully designed to offer space, refinement, and the allure of contemporary living combined with the hallmarks of period architecture.

Perfectly placed in Leith, the B-listed period building enjoys a symmetrical sandstone ashlar façade and a wealth of original features, including flagstone flooring at the entrance, traditional high ceilings, ornate cornicing and delicate ceiling roses, as well as sash-and-case windows.

THE SHORT-TERM LETTING INVESTMENT

We have been advised, by a reputable Edinburgh short-term letting company that for the proposed development of four two-bedroom flats and two studio flats, should expect a gross turnover of £387,933. Furthermore, it is important to note that the net profit may vary based on the management approach adopted for the property. It is estimated that the net profit will fall within the range of 30% to 40% of the gross income. Based on a margin of 35%, one can anticipate a pre-tax net figure of approximately £135,777. This projection assumes the engagement of a third-party management company to oversee the operation of the flats as short-term let accommodations.

The full Planning Application can be found here: [24/03019/FULSTL](#) with the Serviced Apartment approval subject to a tram contribution, should the new owner wish to continue the development as Serviced Apartments.





Apartments 1 & 2

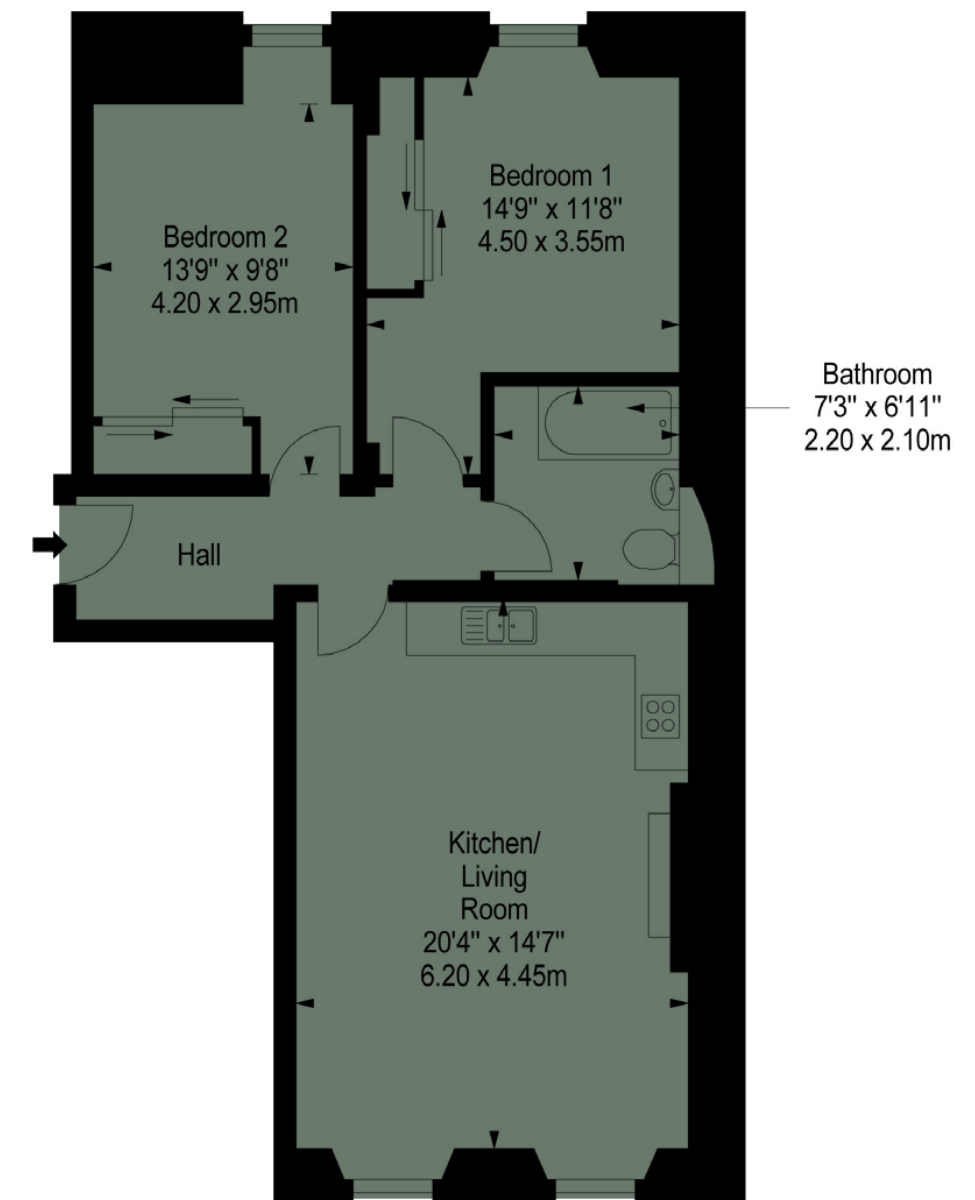
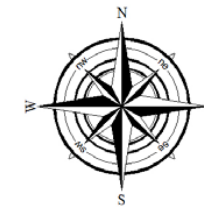
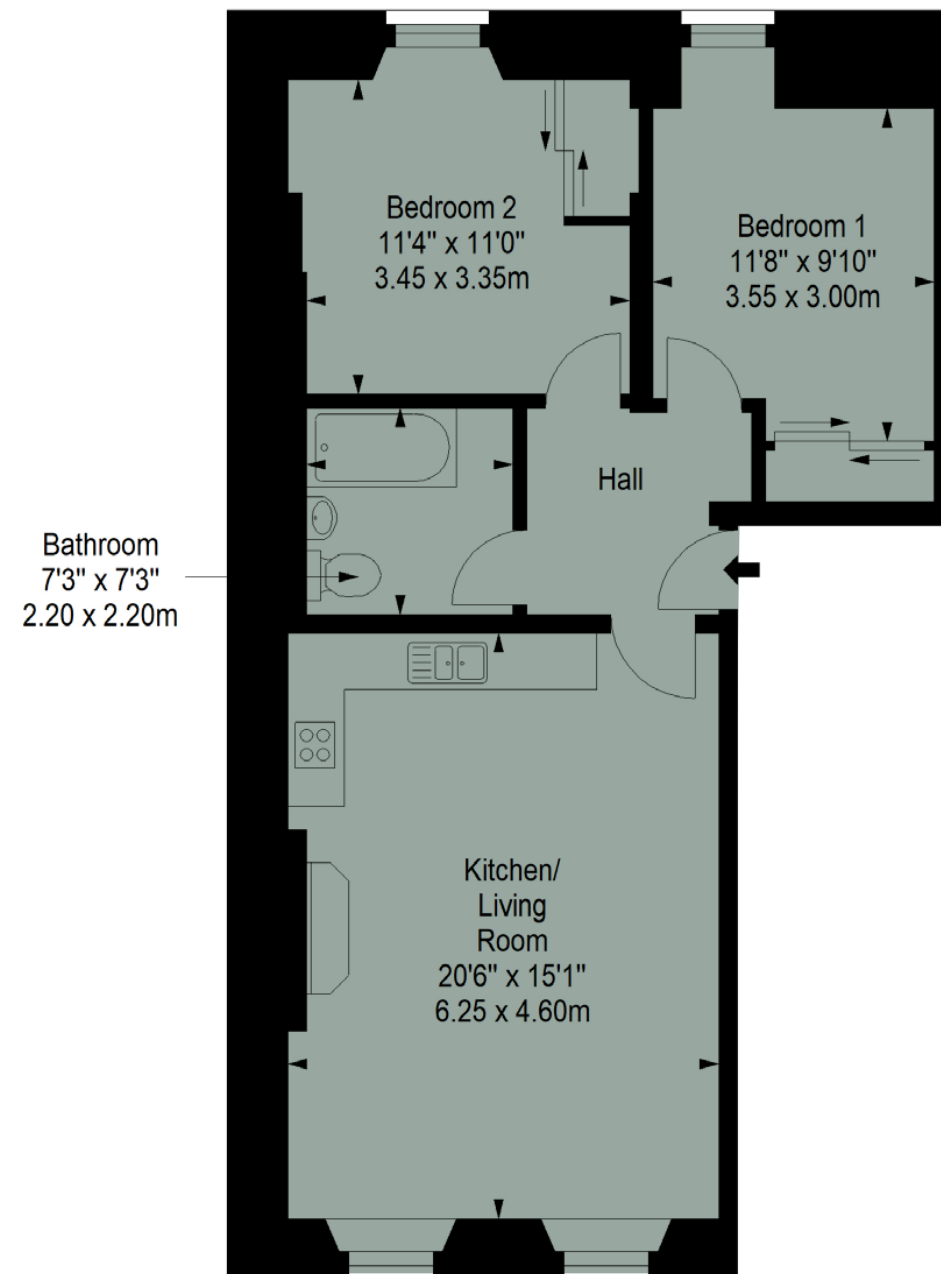
(x2 two-bed apartments)

- Spacious 2-bed upper ground-floor apartments
- Broad and welcoming entrance hall
- Large, open-plan kitchen, living and dining room
- Two double bedrooms with built-in wardrobes
- Contemporary three-piece bathroom

Approximate total area:

Unit 1: 66.5sq. metres (715.8 sq. feet)

Unit 2: 69.4sq. metres (747.0 sq. feet)



SPACIOUS BEDROOMS

TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES



CONTEMPORARY

THREE-PIECE BATHROOM





Apartment 3

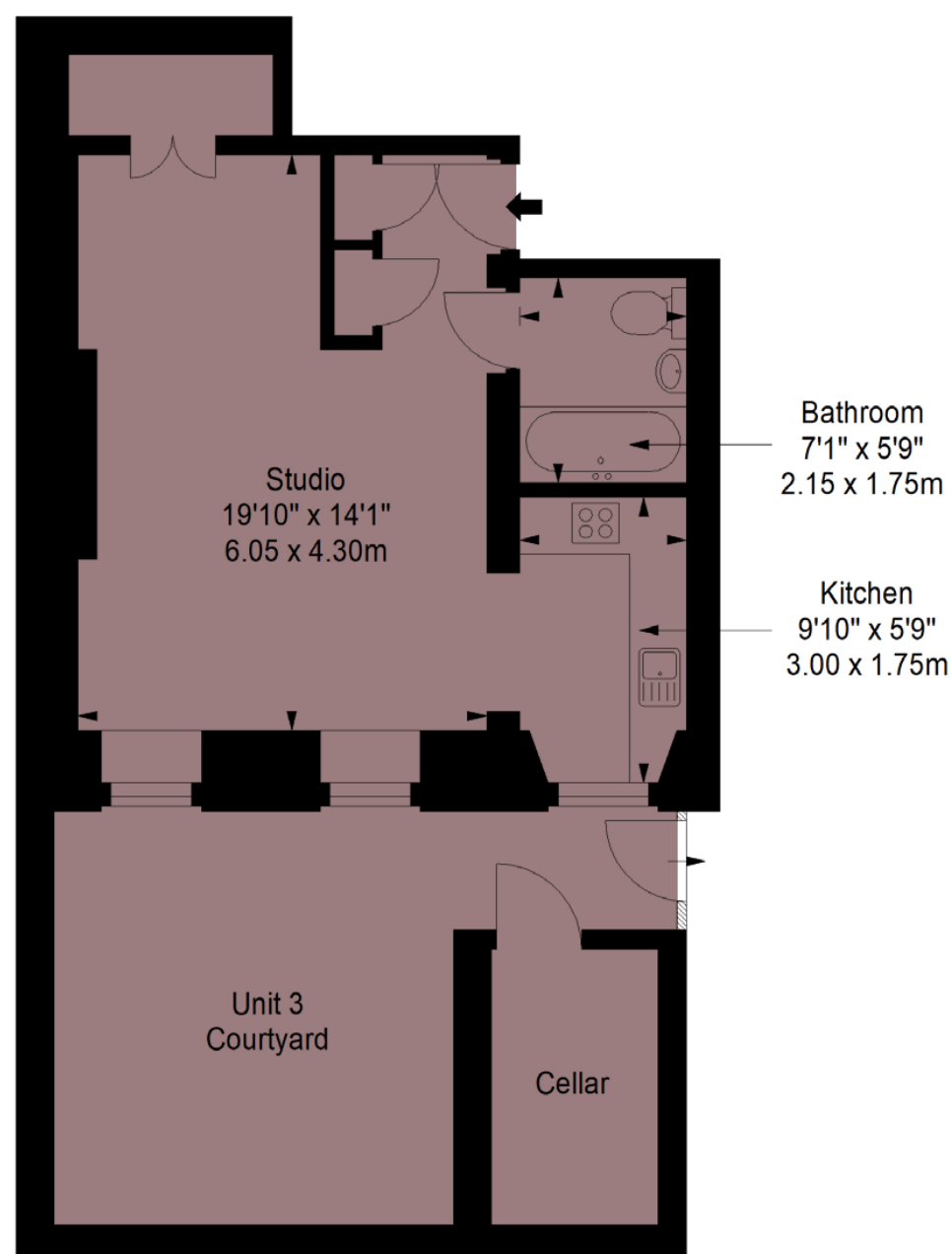
(Studio apartment)

- Generous and well-designed studio apartment
- South-facing, overlooking front courtyard
- Entrance area with two built-in cupboards
- Open-plan studio with living area, bed space & kitchen
- Contemporary three-piece bathroom
- Private courtyard and a secure cellar

Apartment 6

(Studio apartment)

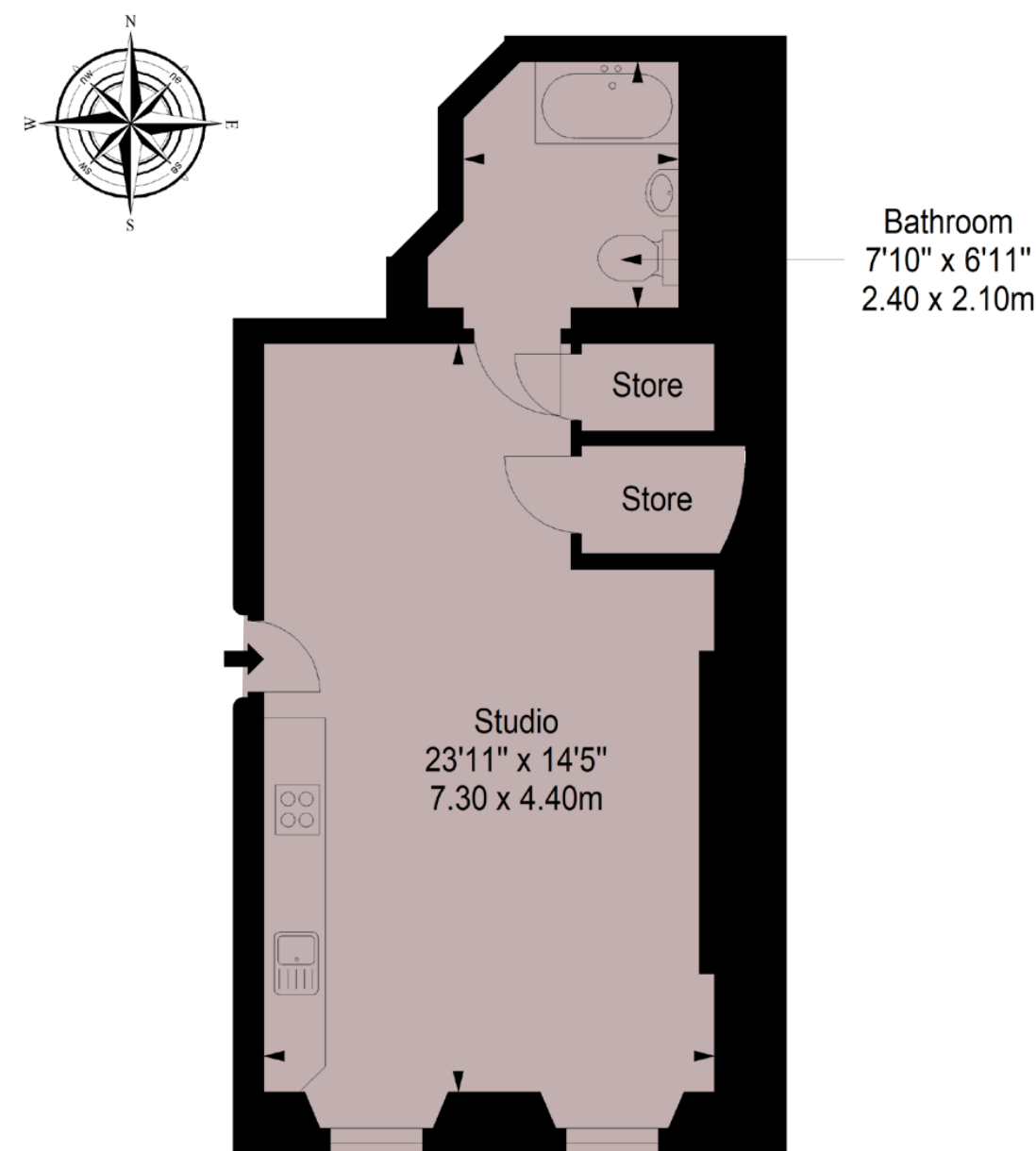
- Bespoke and spacious studio apartment
- Situated on the lower ground floor
- Expansive, open-plan layout
- Living area, sleeping area and kitchen
- Contemporary three-piece bathroom
- Cleverly zoned, high-end kitchen
- Two built-in stores with ample storage
- Contemporary three-piece bathroom



Approximate total area:

Unit 3: 40.1 sq. metres (431.6 sq. feet)

Unit 6: 39.2 sq. metres (421.9 sq. feet)





BESPOKE STUDIO APARTMENTS

BLURRING THE LINES OF
LUXURY AND AFFORDABILITY





Apartments 4 & 5

(x2 two-bed apartments)

- Unique two-bedroom apartments with gardens
- Spacious, well-designed layout
- Hall openly flowing into reception area
- Huge, open-plan kitchen/living/dining room
- Two double bedrooms with built-in wardrobes
- Contemporary three-piece bathroom
- Private courtyard gardens to each apartment
- Contemporary three-piece bathroom
- Private courtyard gardens to each apartment

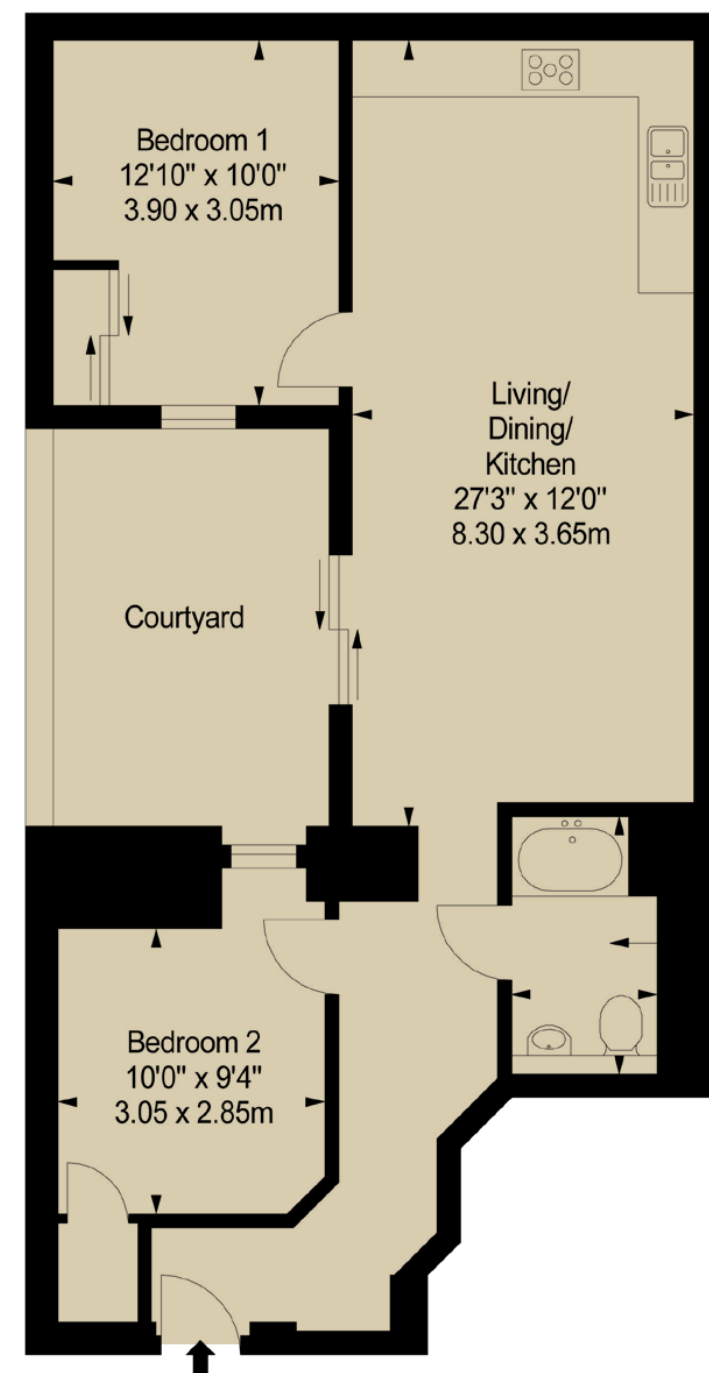
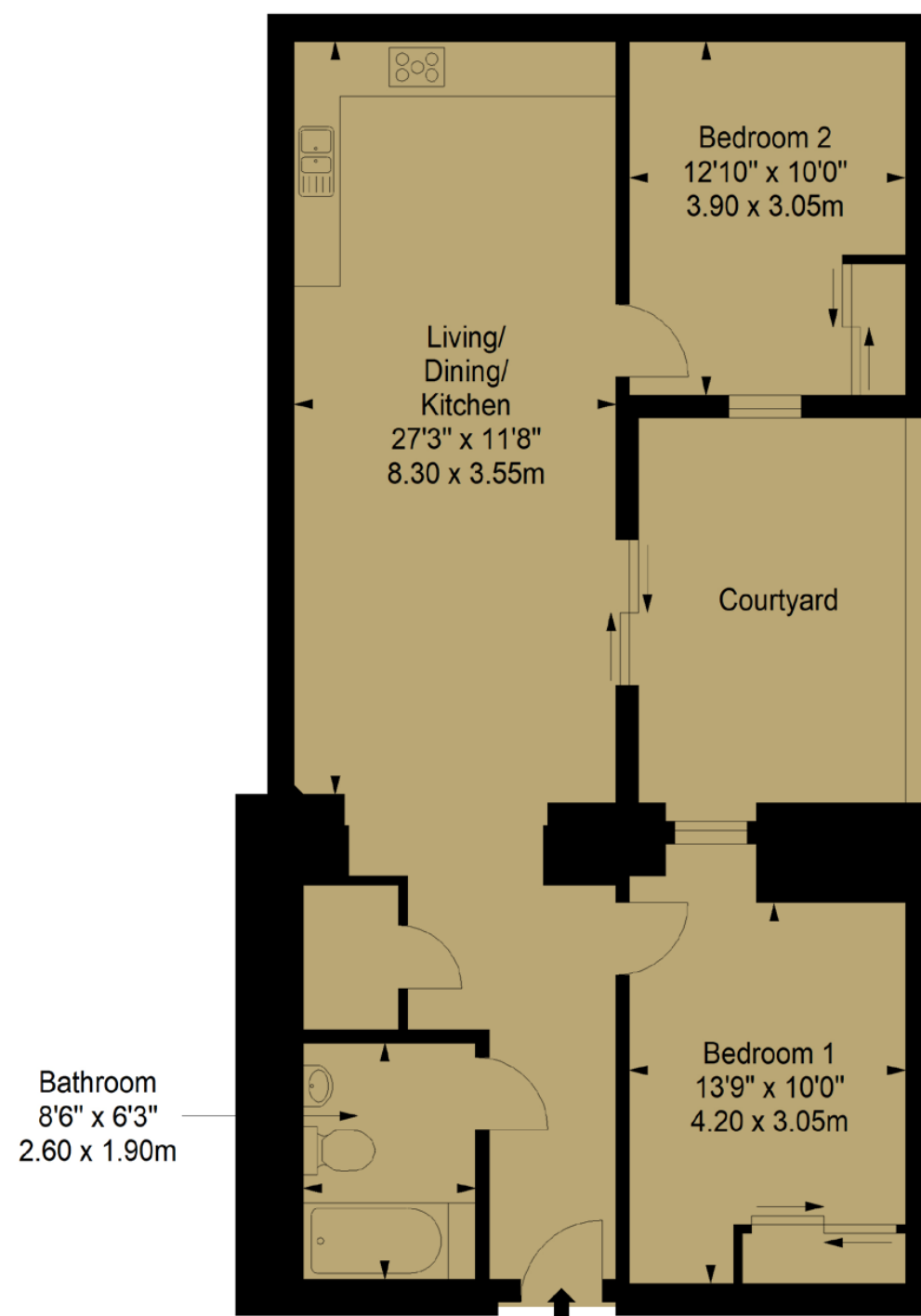
Approximate
total area:

Unit 1: 74.6 sq. metres (803.0 sq. feet)

Unit 2: 68.3 sq. metres (735.2 sq. feet)

 Apartment 4

 Apartment 5



UNIQUE TWO-BEDROOM APARTMENTS WITH GARDENS





PRIVATE
COURTYARD
GARDENS
TO EACH
APARTMENT





THE CAPITALS BEST AMENITIES RIGHT ON YOUR DOORSTEP

THE #1 PLACE TO BE

7 Smith's Place is in the heart of the area's vibrant scene near the foot of Leith Walk. It is set on a wide and beautifully preserved Georgian cul-de-sac, enjoying a tranquil ambience amongst other notable B and A-listed buildings. The historic beauty of the regal architecture makes an outstanding first impression, carrying a strong air of Edinburgh's prestigious New Town, yet with the buzzing life of Leith as its backdrop.

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, Leith is the creative hub of the capital and arguably its most fashionable area. Home to a thriving arts scene, as well as a multitude of trendy bars, cafes, and award-winning restaurants, it is a happening place bustling with charm and character.

ESCAPE THE BUSTLE

Leith is a lively place, yet it has no shortage of parks to escape the hustle and bustle of the city. Residents of 7 Smith's Place are perfectly positioned to find a quiet green space in which to sit and relax amongst nature. Close by, you can take full advantage of Leith Links, Pilrig Park, Lochend Park, and the idyllic Water of Leith walkway. A little further, but still within brisk walking distance, are Calton Hill and Arthur's Seat – two of the capital's most iconic outdoor areas. From the top of these hills, you can enjoy some of the finest views over Edinburgh's picturesque skyline.

A PLACE TO MAKE ROOTS

Leith is home to well-regarded schools catering to all education levels, from nursery, right up to college level (at the prestigious Leith School of Art). The city's distinguished independent schools, like Fettes College, George Heriot's School, and Stewart's Melville College, are all within easy reach too, making the area an ideal place to settle down and develop roots.

A THRIVING SCENE AT YOUR FINGERTIPS

The area's best loved amenities are just a stone's throw from the property with the main thoroughfare of Leith Walk packed with everything a homeowner could ask for. Independent shops and boutiques, large supermarkets, and everyday essentials like banks and chemists are all within easy reach. As are the popular bars, cafes, and gourmet eateries, which serve exotic foods from around the globe. Everything you need to live a full and comfortable life is practically at your fingertips.

A COMMUTER'S PARADISE

A brief minute's stroll from 7 Smith's Place, you easily have some of the best transport connections in Edinburgh. Regular buses (both day and night) connect to the city centre in just 10 minutes, whilst a recently installed tramline will take you to the city centre and to the airport. It is the ideal setup for busy professionals.

Another benefit is the fact the area falls within a controlled permit parking zone (N7), ensuring homeowners with a permit always have space to park – an essential feature in this lively part of the capital. With the city bypass close by, drivers can also quickly access major A roads and the motorway network for travelling further afield. Similarly, Waverley train station can be easily reached too, whether by foot, car, or public transport – the area of Leith is truly a hub for fast travel.





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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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.



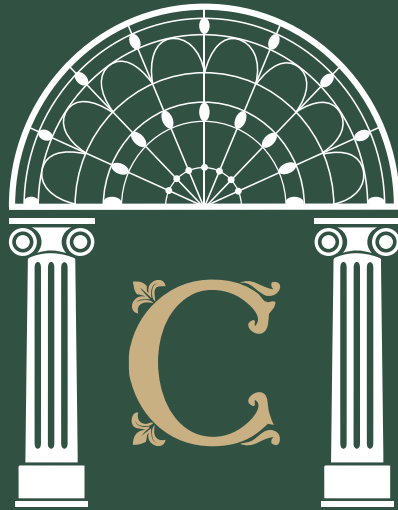
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS

ESTATE AGENCY
OF THE YEAR

2020-2021



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

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 floor plan 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.