

2/3 DRUMMOND PLACE

NEW TOWN, EDINBURGH, EH3 6PN

Welcome to a beautiful two-bedroom second-floor flat which forms part of an A-listed Georgian building in Edinburgh's prestigious New Town conservation area, offering all the benefits of period architecture and modern styling.





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.

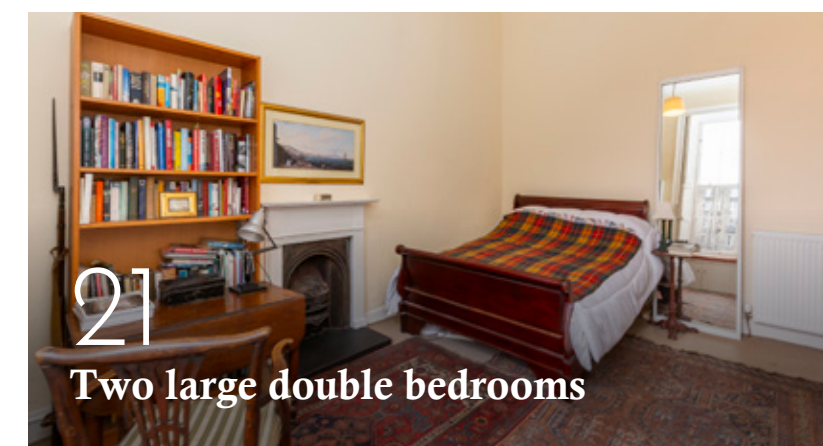


TABLE OF CONTENTS



07
Welcome to 2/3 Drummond Place
A beautiful two-bedroom second-floor city flat

- 04 Floorplan
- 07 The property
- 10 The entrance
- 13 Reception rooms
- 16 The kitchen



21
Two large double bedrooms



26
Three-piece family bathroom

- 21 The bedrooms
- 26 The bathrooms
- 28 Gardens & parking
- 30 The area



Property Name

2/3 Drummond Place

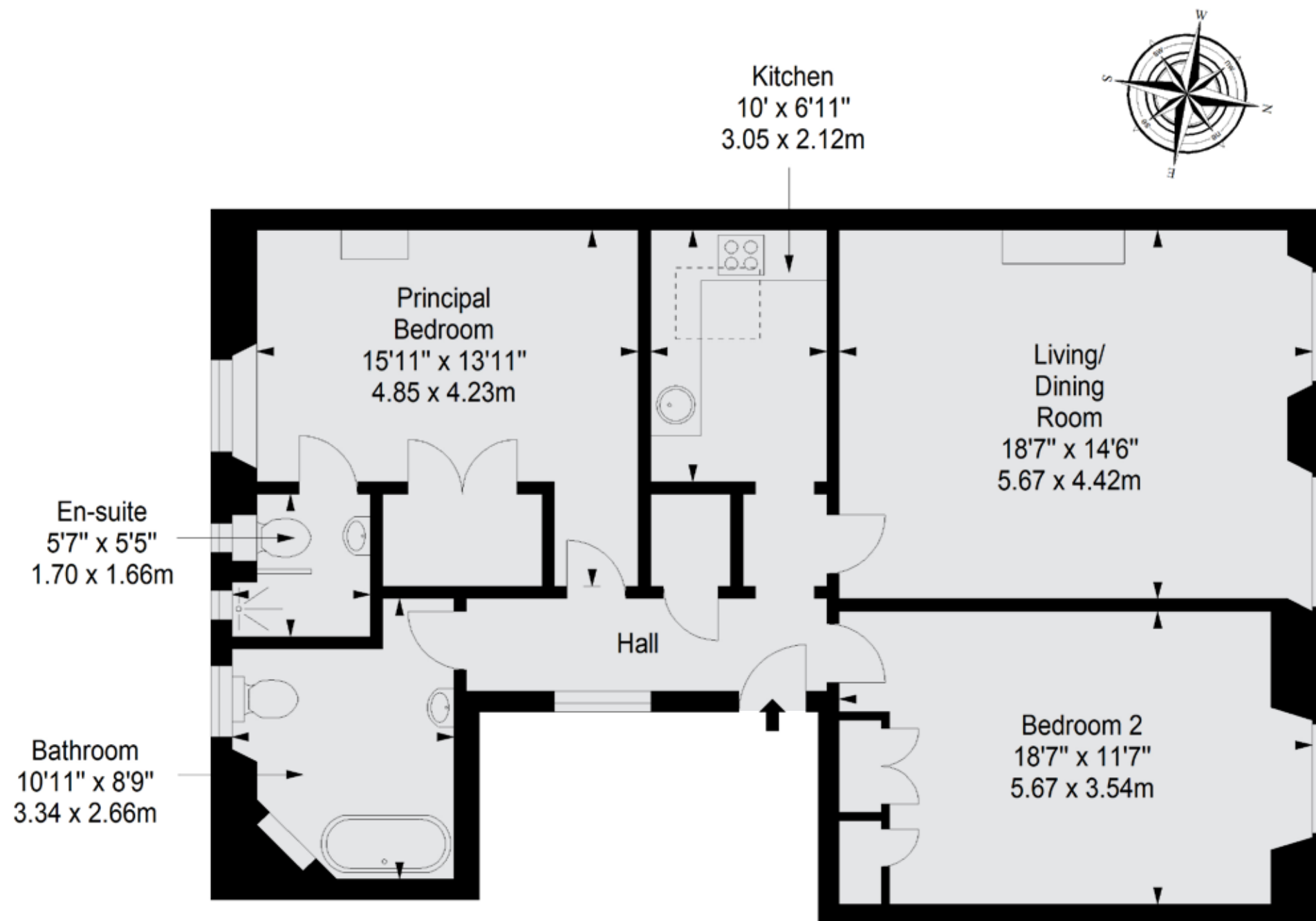
Location

Edinburgh, EH3 6PN

Approximate total area:

88.2 sq. metres (949.4 sq. feet)

 - Second Floor



A BEAUTIFUL SECOND-FLOOR CITY FLAT



Drummond Place laid out in the 1820s is one of the great set pieces of neo-classical architecture in Edinburgh and nationally. It has strong literary and cultural connections including Freda White, the author of *Three Rivers of France*, Alan Massie, JM Barrie, Eric Bailey, Himalayan explorer and spy, as well as Compton Mackenzie the celebrated author of many books including *Whiskey Galore*. Nestled within the grandeur of an A-listed Georgian building, this two-bedroom two-bathroom second-floor flat offers a traditional elegance and modern comforts. It boasts spacious rooms with high ceilings and well-retained period features. Situated in the highly sought-after New Town, it is easily walkable to all the city centre offers, promising an exceptional living experience steeped in history, charm, and convenience.

GENERAL FEATURES

- A second-floor city flat with beautiful interiors
- Forms part of an A-listed Georgian building
- In the prestigious New Town conservation area
- Well-retained period features and light décor
- Home Report value - £TBC
- EPC Rating - TBC

ACCOMMODATION FEATURES

- Naturally-lit entrance hall with built-in storage
- Elegant living/dining room with leafy green views
- Fitted kitchen (openly accessed from the hall)
- Two large double bedrooms with fitted wardrobes
- Contemporary three-piece en-suite shower room
- Three-piece family bathroom with roll-top bath
- Gas central heating and traditional sash windows

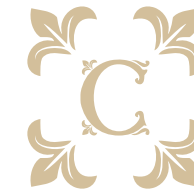
EXTERNAL FEATURES

- Access to Drummond Place Garden (subject to a fee)
- Controlled permit parking available (Zone 6)



2/3 Drummond
Place

A BRIGHT WELCOME TO A REFINED HOME



Well-retained period features and light décor

Upon entering the flat, you are greeted by an entrance hall that sets a welcoming tone with its neutral decoration and original flagstone floor. A window allows extra light to flow throughout the home, whilst a built-in cupboard provides excellent storage.



RECEPTION ROOMS

A celebration of Georgian design

The generously proportioned living and dining area is a celebration of Georgian design, enjoying an original feature fireplace and tall sash windows that bathe the room in natural light. Original wooden floors bring a warmth and colour to the room. There is plenty of floorspace for a variety of furnishings and a lovely window seat for watching the world pass by.





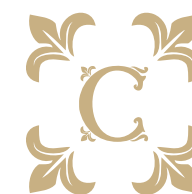
A CHARMING FITTED KITCHEN

openly accessed from the hall



Openly accessed from the hall and well lit by a large skylight, the kitchen has charm and a warm ambience. It is fully equipped. The oven, gas hob, and extractor hood are integrated, with a freestanding fridge/freezer and a washing machine and appliances also included.





TWO LARGE BEDROOMS

and an en-suite

The flat has two large double bedrooms that are thoughtfully designed with fitted wardrobes to maximize storage and functionality. Both rooms offer a serene and inviting atmosphere, complemented by light decoration.

Both also feature a traditional sash window with working shutters and a charming window seat – perfect for relaxing with a good book whilst admiring the terrific views. Adding to the strong appeal, the south-facing principal bedroom has a handsome feature fireplace and the advantage of a modern en-suite shower room. It is comprised of a toilet, a washbasin, a towel radiator, and a walk-in shower cubicle with overhead rainfall and handheld showers.





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"Views from the second bedroom"



A traditional-inspired
**FAMILY
BATHROOM**



In addition to the en-suite, the property has a spacious family bathroom that has a traditional aesthetic. Enhanced by a neutral palette and decorative tile work, it complements the historic character of the property whilst providing a tranquil retreat. It is equipped with a pedestal washbasin, a toilet, a towel radiator, and a deep freestanding roll-top bath with a handheld shower – perfect for unwinding after a long day.

The property has gas central heating, alongside traditional sash and case windows with working wooden shutters throughout.



A natural haven for a scenic escape

For just £120 per year, local residents can have shared access to the private Drummond Place Garden which is directly opposite the property, providing a natural haven in the heart of the capital. It offers a true escape from the day's hustle and bustle. Controlled permit parking (Zone 6) is also available, ensuring homeowners have priority to park – an essential feature in the city centre.

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



2/3 Drummond
Place



NEW TOWN

Edinburgh



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.



SCHOOLS

State Schools: Broughton Primary School, St Mary's RC Primary School, Drummond Community High, St Thomas of Aquin's RC High School

Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

CULTURE

Scottish National Gallery & Scottish National Portrait Gallery, Edinburgh Playhouse

UNIVERSITY

University of Edinburgh

#1

COSMOPOLITAN LOCATION
CLOSE TO WORLD-CLASS
SHOPPING AND CULTURAL
ATTRACTIONS

LOCATION



City Centre

TRANSPORT



Bus – All London Road, Leith Walk and Elm Row stops, 100 Airport

Tram Stop – St. Andrew Square (0.4 miles)

Train Station – Waverley (0.7 miles)

Airport – Edinburgh International (7.6 miles)



SPORTS

The Grange Club, Edinburgh Academicals Sports Grounds, Bannatyne Health Club, Nuffield Health Fitness & Wellbeing Gym

PARKS

Princes Street Gardens, Queen Street Gardens, Calton Hill, Royal Botanic Garden Edinburgh, Royal Circus Gardens

FOOD & DRINK

Restaurants, Fine Dining, Boutique & 5-star Hotels, Artisan Cafés, Traditional Pubs & Bars



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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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 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.