

99A/11 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AB

Arranged over the seventh and eighth floors of an established modern development in Stockbridge, this beautifully presented duplex flat offers four bedrooms, a large reception room, a dining kitchen, and two bathrooms, plus a private garage for parking.





Tasteful

DÉCOR
THROUGH-
OUT

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Welcome to 99A/11 St Stephen Street

Duplex flat on the seventh and eighth floors of an established modern building in Stockbridge

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Dual-aspect living/dining room



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Kitchen with breakfast bar

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Property Name

99A/11 St Stephen Street

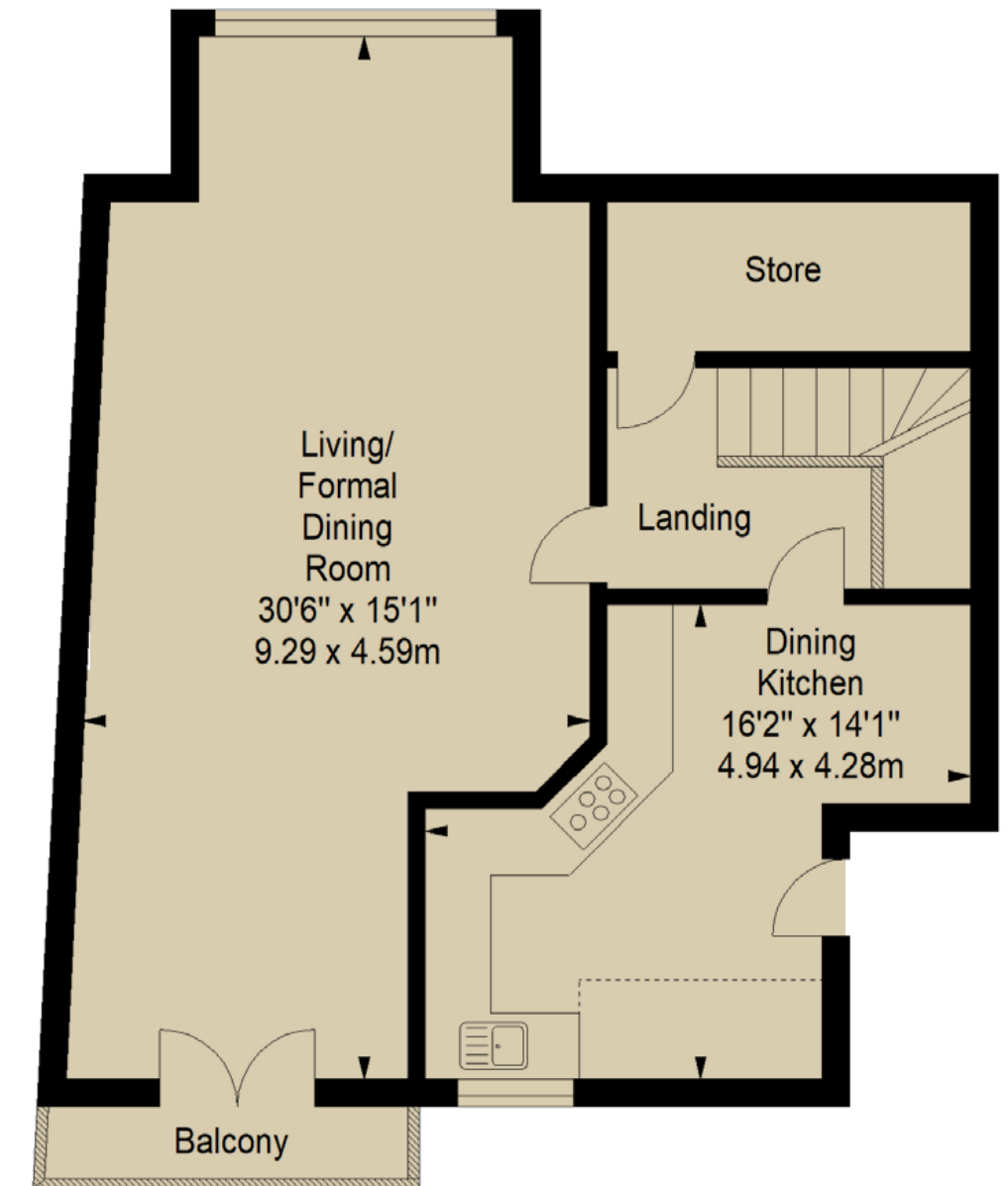
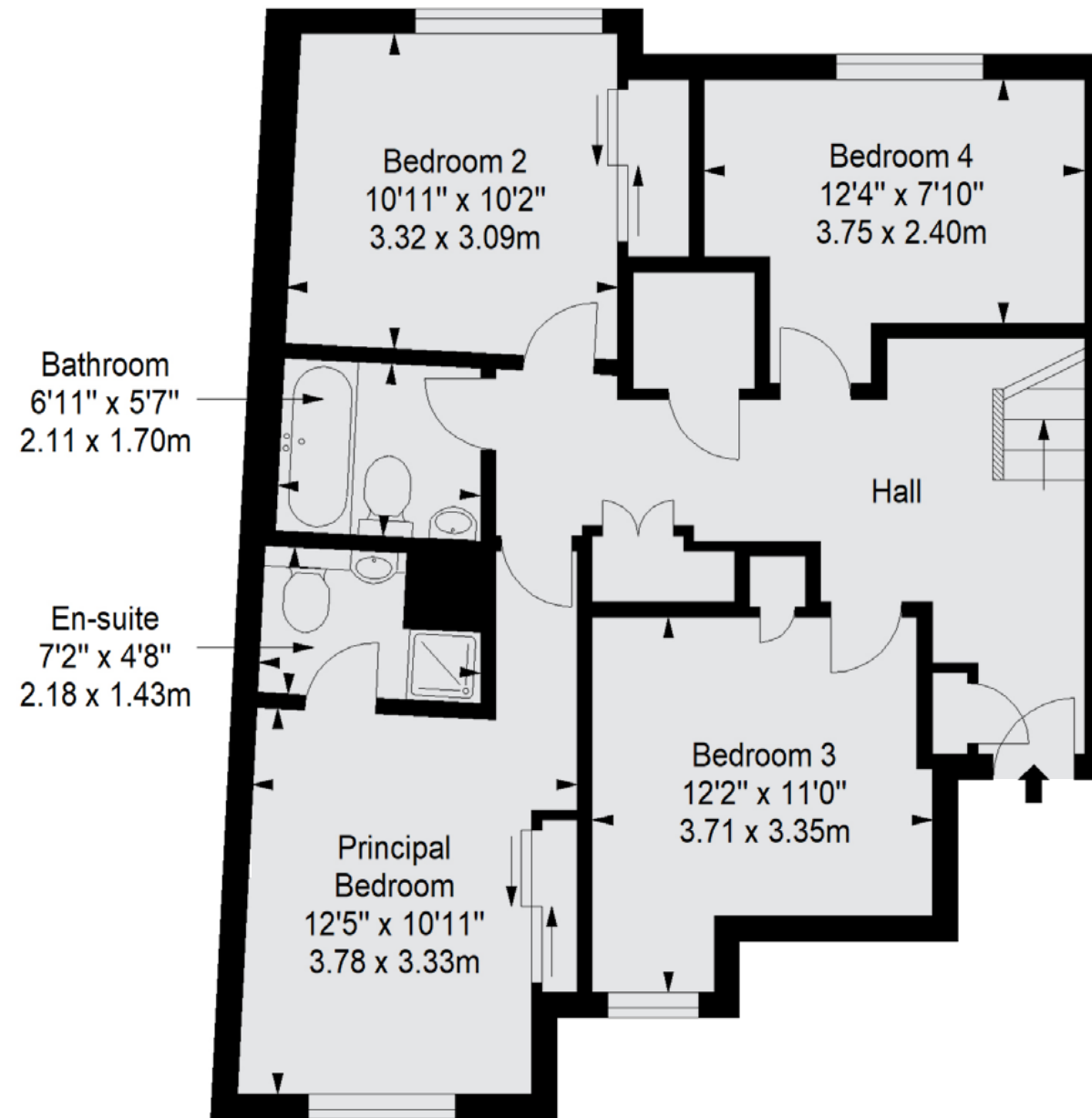
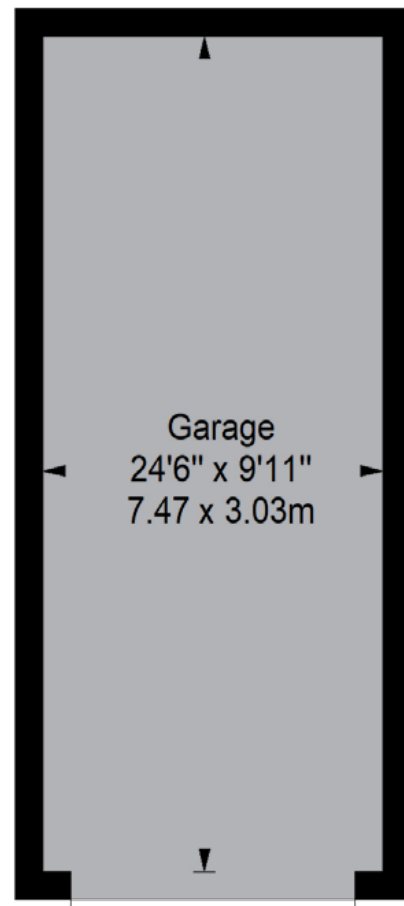
Location

Stockbridge, Edinburgh, EH3 5AB

Approximate total area:

158.8 sq. metres (1709.4 sq. feet)

■ - Seventh Floor ■ - Eighth Floor ■ - Garage





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WELCOME

TO 99A/11 ST STEPHEN STREET

Forming part of an established modern development in one of the city's most sought-after areas, this duplex flat is arranged over the seventh and eighth floors, positioned to take full advantage of views over the city skyline and beyond. The flat is ideally proportioned for a wealth of buyers, offering an ideal home for city professionals, couples, small families, downsizers, and rental investors alike, with a large living area, a dining kitchen, two bathrooms, and four bedrooms that can be utilised in different ways to suit the new owner's needs. The flat benefits from numerous outstanding amenities on its doorstep. St Stephen Street offers easy access to a variety of high-end eateries, with the recent addition of a Michelin-star restaurant merely a stone's throw away, alongside a fabulous offering of bustling cafes, upscale bars and rustic pubs. The wider neighbourhood of Stockbridge has to hand an eclectic array of boutiques, coffee shops, restaurants, cultural and entertainment venues, and excellent transport links - all within walking distance of the city centre. The area also enjoys cherished green spaces close to hand, such as the Royal Botanic Garden and Inverleith Park, and the Water of Leith Walkway for tranquil walking and cycling routes.



GENERAL FEATURES

- Duplex flat in highly desirable Stockbridge
- Beautifully presented, modern interiors
- Spacious and flexible accommodation
- Home Report value - £600,000 | EPC Rating - C

ACCOMMODATION FEATURES

- Secure shared entrance and lift service
- Entrance hall with excellent storage
- Generous, dual-aspect living/dining room with wonderful open views
- Well-appointed dining kitchen with breakfast bar
- Four bedrooms with built-in wardrobes/storage
- One en-suite shower room
- Stylish family bathroom with shower-over-bath
- Gas central heating and double glazing

EXTERNAL FEATURES

- Private garage
- Secure bin and bike stores

A sought-after position

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99A/11
ST STEPHEN
STREET



Welcoming

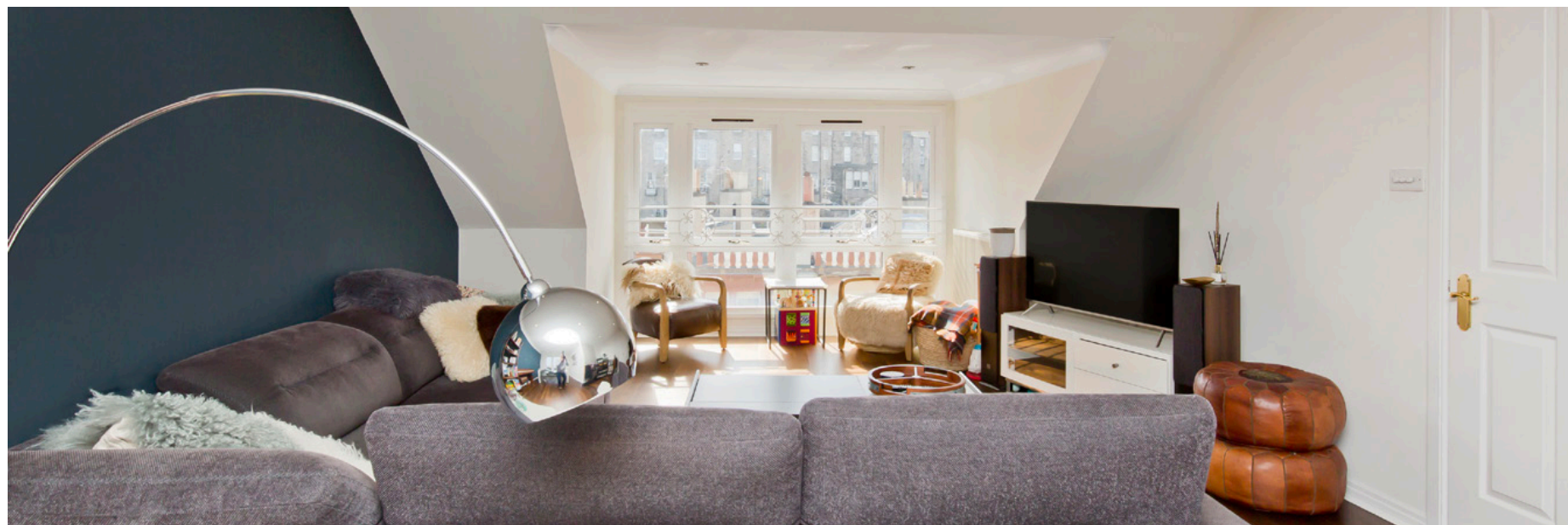
YOU INSIDE

A secure shared entrance and a lift (or stairs) take you to the seventh floor, where you are welcomed inside by a hallway with two built-in storage cupboards, one of which is a useful utility cupboard.

Generous

DUAL-ASPECT
LIVING/DINING ROOM





Favourable

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SOUTH-
FACING
ASPECT

he living and dining room is on the upper floor and is ideally positioned to enjoy the far-reaching views the flat offers, giving a true feeling of privacy and seclusion and not overlooked by other properties. The room is filled with natural light through dual-aspect glazing, with the rear window boasting a favourable south-facing aspect. The room offers plenty of space for configurations of lounge and dining furniture and it is decorated in neutral tones, enhanced by an on-trend feature wall and engineered wood flooring.





A stylish

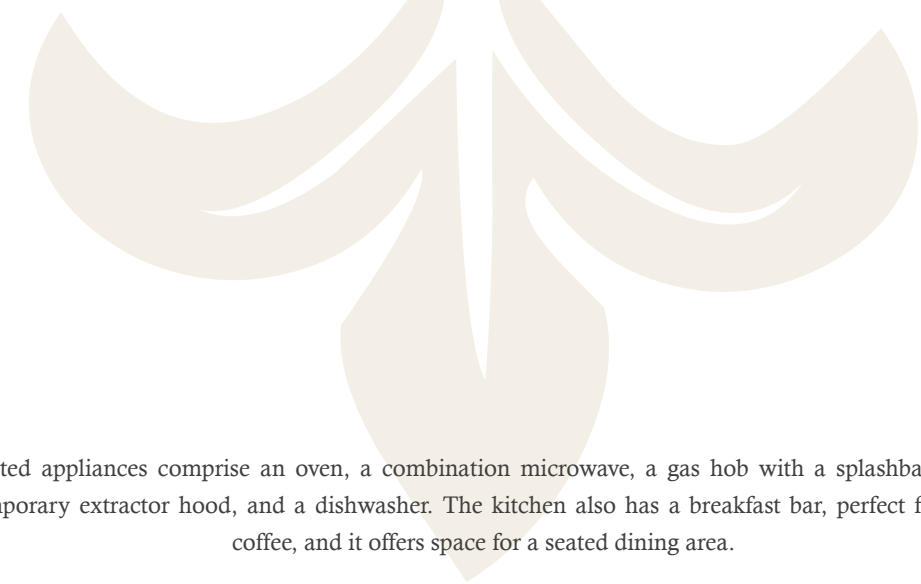
DINING KITCHEN

The kitchen has been remodelled by the current owners in recent years to make best use of the space on offer, with a wide range of contemporary wall and base cabinets, spacious worktops, and stylish white metro-tiled splashbacks.



Spacious

COOKING ZONE WITH SEATED DINING SPACE



Integrated appliances comprise an oven, a combination microwave, a gas hob with a splashback panel, a contemporary extractor hood, and a dishwasher. The kitchen also has a breakfast bar, perfect for morning coffee, and it offers space for a seated dining area.





Peaceful bedrooms

WITH MULTIPLE
OPTIONS FOR USE

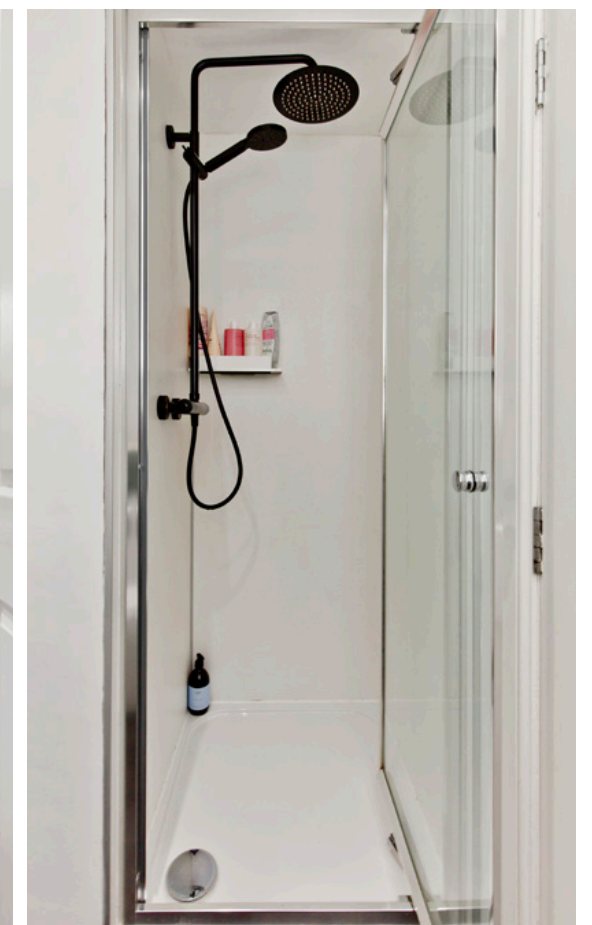
tastefully

DECORATED



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he principal bedroom features a large, floor-to-ceiling built-in wardrobe and an en-suite shower room, whilst the remaining bedrooms are also supplemented by wardrobe/cupboard storage.





The flat's four bedrooms are all well-proportioned, tastefully decorated, and fitted with plush carpets for optimum comfort underfoot. The fourth bedroom houses a large fitted bookcase and is currently being used as a home office, ideal for those requiring a quiet space to work or study from home.





Stylishly

APPOINTED
WASHROOMS



The

principal
bedroom's
en-suite
shower room
comprises

a cubicle with a rainfall showerhead and handset, a WC-suite, a mirrored, wall-mounted vanity cabinet, and a matte-black towel radiator. The stylish family bathroom completes the accommodation and features a shower-over-bath with a glazed screen, a vanity unit with a basin inset, a wall-mounted cabinet with mirrored doors, and a tall towel warmer.

The flat is kept warm by a gas central heating system and benefits from double-glazed windows.



Private

GARAGE FOR PARKING

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he flat has the excellent benefit of a private lock-up garage, offering sought-after secure, private parking in this area of the city. The development also offers a secure bike and bin store.

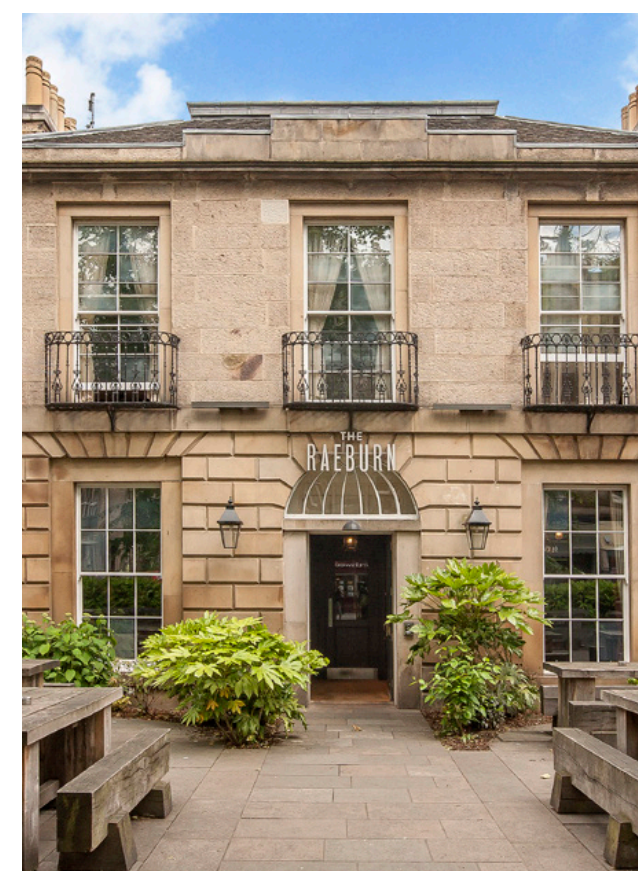
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Factor: The development is managed by James Gibb for an approximate monthly fee of £126.





Stockbridge



KNOWN FOR ITS BUZZING SOCIAL SCENE

Adjacent to 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, which is a few minutes' stroll from the property, features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket (a 20-minute walk away), a new M&S food hall and the weekly farmers' market (2 minutes away and taking

place 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.



Amenities

ON YOUR DOORSTEP

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, which are just over half a mile from the flat. 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 (a 3-minute walk away), followed by Broughton High School (which can be reached on foot in just over 15 minutes), 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 Princes Street tram stop and Edinburgh Waverley station.





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.



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OF THE YEAR

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ESTATE AGENCY
OF THE YEAR

2021-2022



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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.