

2A OXFORD TERRACE

WEST END, EDINBURGH, EH4 1PX

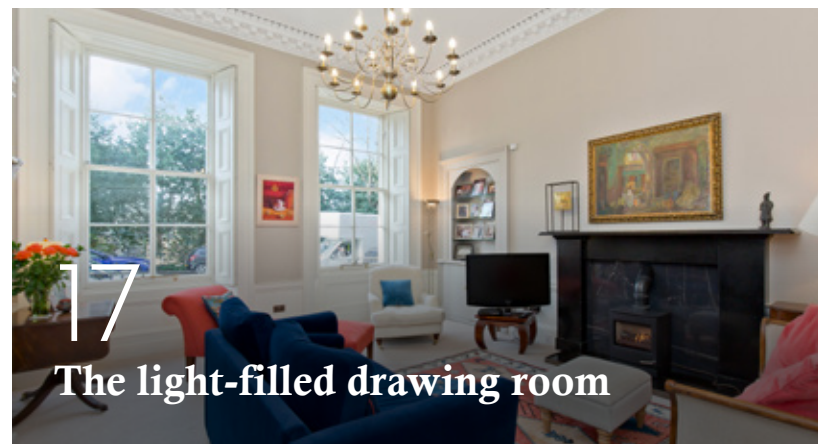
Duplex apartment forming part of a handsome A-listed building in West End, offering three bedrooms, two formal reception rooms, a dining kitchen, a second preparatory kitchen, a bathroom, and a WC, plus a private courtyard with versatile cellars and a private garden.



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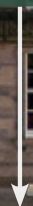




BEAUTIFULLY PRESENTED DUPLEX APARTMENT IN THE WEST END



2A Oxford
Terrace





Property Name

2A Oxford Terrace

Location

West End, Edinburgh, EH4 1PX

Approximate total area:

198.6 sq. metres (2137.8 sq. feet)



Lower Ground Floor



Ground Floor







Arranged over the garden and ground levels of an
A-LISTED BUILDING



The apartment has a private entrance on the garden level, approached via a courtyard, opening into an entrance vestibule with traditional floor tiles which leads through to a hallway with a large built-in storage cupboard.

This beautifully presented duplex apartment occupies the garden and ground levels of an A-listed Victorian building (built in a Georgian style) in highly desirable West End and was formerly two separate apartments, sympathetically converted into one by the current owners to a high standard, culminating in a stunning city home within the UNSECO World Heritage Site New Town conservation area. The apartment accommodates two reception rooms, a dining kitchen, a second kitchen, three bedrooms, a four-piece bathroom, and a separate WC, all presented with modern fixtures and fittings, tasteful décor, and a wealth of period features, with the accommodation specifically designed to make best use of the space and light on offer. The home also benefits from a quiet setting owing to its location adjacent to green space and with traffic calming measures on Oxford Terrace. The property has an interesting history, with the census listing one of its longest residents as retired naval captain John de Courcy Andrew Agnew of Wigtown, relative of Lady Agnew of Lochnaw, famously painted by John Singer Sargent.

GENERAL FEATURES

- Beautifully presented duplex apartment in West End
- Arranged over the garden and ground levels of an A-listed building
- Within the UNSECO World Heritage Site New Town conservation area
- Unique city home, sympathetically converted to a high standard
- Home Report value - £1,250,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Garden level main-door entrance
- Vestibule with traditional tiling and hallway with built-in storage
- Light-filled drawing room with large twin windows
- Formal dining room/potential fourth bedroom
- Adjoining preparatory kitchen with garden access
- Two well-proportioned double bedrooms
- One single/small double bedroom
- Useful study space
- Beautifully appointed four-piece family bathroom
- Separate two-piece WC
- Gas central heating system and traditional sash-and-case windows

EXTERNAL FEATURES

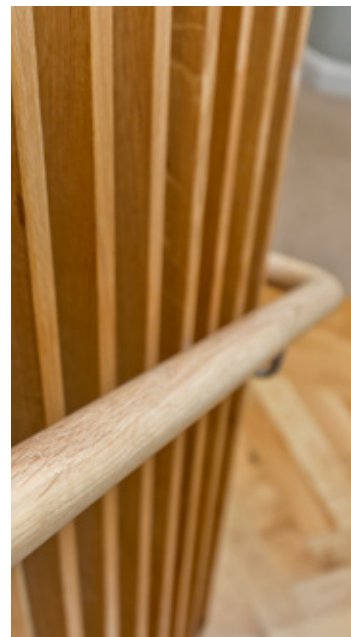
- Private front courtyard with three converted cellars (utility room, store, and office/study with WC)
- Private, well-stocked and leafy rear garden
- Controlled on-street parking (Zone 5)
- Access to private gardens (Dean Gardens and Belgrave Gardens, by becoming a member)

WELCOME TO

2A Oxford Terrace



Here, the home's immaculate interiors are immediately introduced with soft, pared-back décor and a fitted carpet. There is also a second entrance on the upper floor, approached via a secure communal vestibule which has recently been repainted. The garden and ground floors are connected via a beautiful oak staircase.



FORMAL & IMPRESSIVE

reception rooms



LIGHT-FILLED

drawing room



The impressive drawing room enjoys a wonderfully light and airy atmosphere, fronted by large recessed twin windows with working shutters and boasting a soaring high ceiling adorned with exquisite cornicing and a ceiling rose. The drawing room is neutrally decorated in pared-back tones, carpeted for comfort, and features a beautiful fireplace nesting a warming stove, flanked by an Edinburgh press with display shelving and hidden storage. Plenty of space is provided for a choice of furniture layouts to suit the new owner, and the room has an additional notable feature of a bespoke fitted bookcase.



FORMAL DINING ROOM

or potential fourth bedroom

The formal dining room is on the garden level, conveniently adjoined by the preparatory kitchen and offering the perfect setting for sit-down family meals and entertaining, ideal for those who love to host dinner parties! The room provides ample space for a large table and chairs for multiple diners, and it features a stunning fireplace with an open fire, as well as fitted bookshelves and a deep built-in cupboard.

It could potentially be utilised as an additional bedroom if a fourth sleeping area is required.

BEAUTIFULLY APPOINTED

dining kitchen







The garden-level preparatory kitchen is fitted with cream-coloured base cabinets, a spacious wood worktop, and white metro-tiled splashbacks, with integrated appliances comprising an oven, gas hob, extractor hood, and fridge, with a slimline dishwasher also included. The kitchen is illuminated by a wealth of glazing, including a skylight window and a door leading out to the garden, and it further benefits from a useful clothes pulley.

A second preparatory kitchen



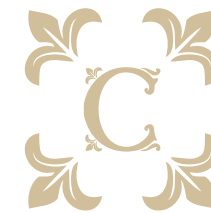
DINING KITCHEN DESIGNED BY TOM HOWLEY OF STOCKBRIDGE



The main dining kitchen is on the upper level and was designed by Tom Howley of West End. It comes beautifully appointed with sky-blue cabinetry, Caesarstone worktops, and a boiling water tap, with a handy hidden pantry cupboard and a central island. A Stoves Range cooker is neatly housed within the cabinets and integrated appliances comprise a fridge/freezer and dishwasher, and the kitchen offers space for a relaxed, casual dining area and additional furniture. The kitchen is also fitted with beautiful oak herringbone flooring, whilst period charm is added to the space by stunning cornicing.



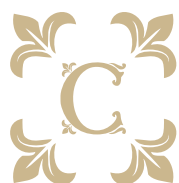
Three tranquil sleeping areas



The bedrooms are all on the garden level and comprise a spacious principal bedroom, a second double with a fitted navy-blue wardrobe (with integrated lighting), and a third good-sized single/small double overlooking the rear garden.



THE BEDROOMS ARE ALL ON THE GARDEN LEVEL



Two well-proportioned double bedrooms & one single/small double bedroom

*There is also
a study on the
upper level,
offering an ideal
quiet space for
those who work or
study from home*



STUNNING FAMILY BATHROOM



and a separate WC

The beautifully appointed family bathroom is fully fitted with stunning travertine tiles, and it comprises a freestanding slipper bathtub, a deluxe walk-in enclosure with a rainfall showerhead and handset, a wall-mounted basin, a mirrored vanity cabinet, and a WC. A separate WC on the upper floor features a two-piece suite, charming patterned wallpaper, and painted wainscoting.

The home is kept warm by a gas central heating system and retains its characterful sash-and-case windows, some with working shutters.





Private gardens, multipurpose cellars, & controlled parking

The private rear garden is enviably southeast-facing, enjoying lovely sunshine throughout the morning and early afternoon, creating an ideal space for an alfresco morning coffee or early lunch. The garden is lush, green, and full of colour, coming well-stocked with a number of plants and flowers, including hydrangeas, lavender, jasmine, and honeysuckle. Controlled parking on Oxford Terrace falls under Zone 5.



The apartment has a private front courtyard with three converted cellars, all lined and featuring light, power, and heating. One is a utility room with cabinetry, a fridge/freezer, a washing machine, and a dryer, and the second is a useful large store, whilst the third has been cleverly converted into a home office with an adjoining WC, with potential for use as a studio, a hobby space, or a “man cave”.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, dryer, principal bedroom wardrobe, and dining room furniture will be included in the sale.

A scenic view of a park with a paved path, trees, a pond, and a grassy field under a blue sky. The path is lined with trees, some of which have yellow leaves. In the background, there is a pond and a grassy field. The sky is blue with some clouds.

LOCATED WITHIN THE NEW TOWN
CONSERVATION AREA



THE WEST END



The West End is a highly sought-after area of Edinburgh's city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques.

Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance.





The West End is well served by public transport links for travel beyond Edinburgh



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For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh’s most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and

a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night, connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary levels and is well-positioned for the capital’s finest independent schools.



LOCAL AMENITIES ON YOUR DOORSTEP

SCHOOLS

State Schools: Flora Stevenson Primary School and Broughton High School

Independent Schools: George Heriot's School and Edinburgh Academy

CULTURE

Scottish National Gallery of Modern Art (One & Two), Usher Hall, Traverse Theatre, Royal Lyceum, Edinburgh Filmhouse

SHOPPING

Waitrose, M&S Food, local independent shops and farmer’s market in Stockbridge and high-street stores on Princes Street, George Street


#1

AREA OF OUTSTANDING ARCHITECTURAL BEAUTY AT THE HEART OF EDINBURGH

LOCATION


New Town Conservation Area

TRANSPORT


Bus – 19, 22, 36, 37, 43, 47, 113

Tram Stop – Haymarket (0.3 miles), West End (0.5 miles)

Train Station – Haymarket (0.3 miles)

Airport – Edinburgh International (7.2 miles)

SPORTS

Dean Tennis Club, Drumsheugh Baths Club, The Grange Sports Club, Westwoods Health Club

PARKS

Dean Gardens, The Water of Leith Walkway, Belgrave Gardens, Inverleith Park

FOOD & DRINK

Diverse range of cafés, wine bars, coffee houses, traditional pubs, restaurants and fine dining



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

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OF THE YEAR

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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.