

26/2 ALBANY STREET

NEW TOWN, EDINBURGH, EH1 3QH

Welcome to a stylish two-bedroom first-floor apartment which forms part of an A-listed Georgian townhouse in the heart of Edinburgh city centre, offering wonderfully bright and spacious accommodation that beautifully pairs traditional charm with luxurious contemporary appeal.





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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ESTATE AGENCY
OF THE YEAR

2021-2022

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Stunning two-bedroom first-floor apartment located on one of the capital's most sought-after streets

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New Town



Property Name

26/2 Albany Street

Location

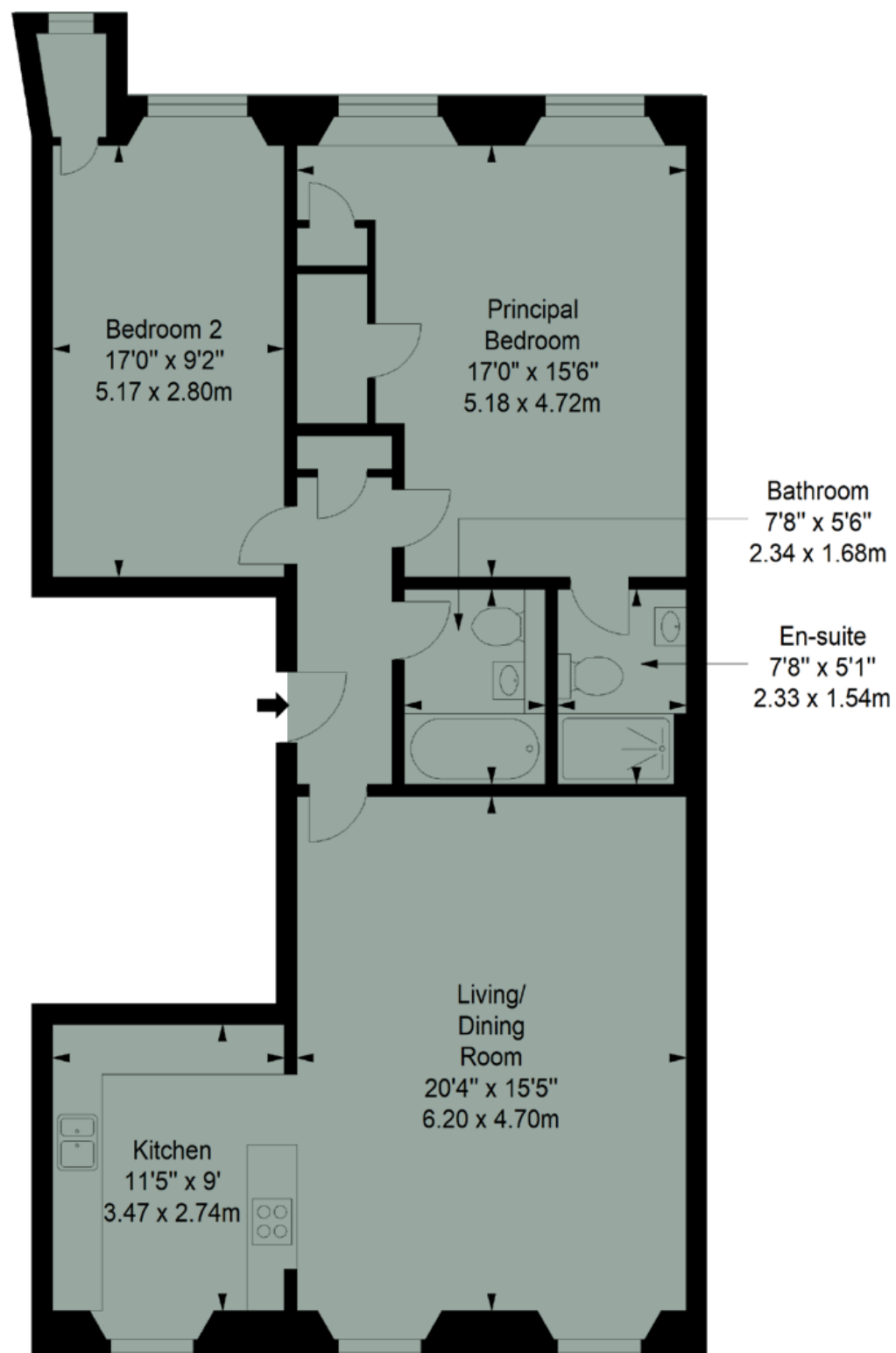
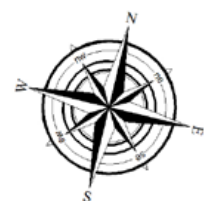
New Town, Edinburgh, EH1 3QH




First Floor

Approximate total area:

94.4 sq. metres (1016.1 sq. feet)






26/2 Albany
Street

N

estled in Edinburgh's prestigious New Town conservation area, this stunning two-bedroom first-floor apartment is located on one of the capital's most sought-after streets within the UNESCO- listed World Heritage Site. Just a brief stroll from the St James Quarter, it is an exciting location that ensures easy access to all the city centre offers, whilst also remaining within easy walking distance of fashionable areas like Stockbridge, Leith and Broughton Street. The home is part of a striking A-listed Georgian townhouse and it is of an exceptionally high standard, combining period flair with luxurious modern interiors to ensure the very best for its inhabitants. It features all the hallmarks of Georgian architecture, from the large rooms with high ceilings to the impressive sash windows, and it complements this traditional appeal with suave interior design and contemporary comforts. A state-of-the-art kitchen and two premium bathrooms reinforce its luxury credentials. For enjoying the outdoors, residents can also apply for access to Queen Street Gardens East, a few moments' walk away

GENERAL FEATURES

- A first-floor city apartment with stunning interiors
- Forms part of a striking A-listed Georgian townhouse
- Prestigious location in the New Town conservation area
- Traditional charm with luxurious contemporary appeal
- Home Report value - £550,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Accessed via a secure telephone-entry system
- Common hall and stairwell with period elegance
- Immaculate entrance hall with built-in storage
- Expansive living/ dining room with south-facing aspect
- Statement kitchen with integrated Siemens appliances
- Two large double bedrooms with some built-in storage
- Contemporary three-piece en-suite shower room
- Stylish family bathroom with a three-piece suite
- Central heating and underfloor heating (in bathroom)
- Well-retained traditional sash and case windows

EXTERNAL FEATURES

- Access to the Queen Street Gardens East (subject to a fee)
- Controlled permit parking is in effect (Zone 2)

THE ENTRANCE

TIMELESS ELEGANCE



Upon entering the Georgian townhouse (via a secure telephone-entry system), residents are welcomed by a beautiful common vestibule and stairwell, adorned with period charm and timeless elegance. It is an unforgettable introduction, which continues inside the property thanks to an immaculate entrance hall (with storage) that reflects the stylish décor flowing throughout this exquisite home.





RECEPTION ROOMS

Continuing the hall's sophisticated aesthetic and soft carpet, the living/dining room enjoys the perfect fusion of modern styling and traditional architecture, creating a wholly inviting space that draws you in. It has expansive proportions for elegant furniture arrangements and it basks in an abundance of natural light, courtesy of south-facing sash windows that near stretch from floor to ceiling (including original working shutters). Enriched by smooth cornicing and a decorative ceiling rose which detail the high ceiling, this room embodies Georgian grandeur while maintaining its on-trend contemporary aesthetic.





"...basking in an abundance of natural light, courtesy of south-facing sash windows that near stretch from floor to ceiling (including original working shutters)."



DESIGNED TO INSPIRE CULINARY CREATIVITY

Openly connected to the living area, the kitchen has a statement design of exceptional quality, arranged to capture the eye and the imagination. It features cream and walnut cabinetry and luxurious quartz worktops. Another near full-height sash window floods the room in natural light, whilst undercabinet lighting further brightens the worksurfaces.





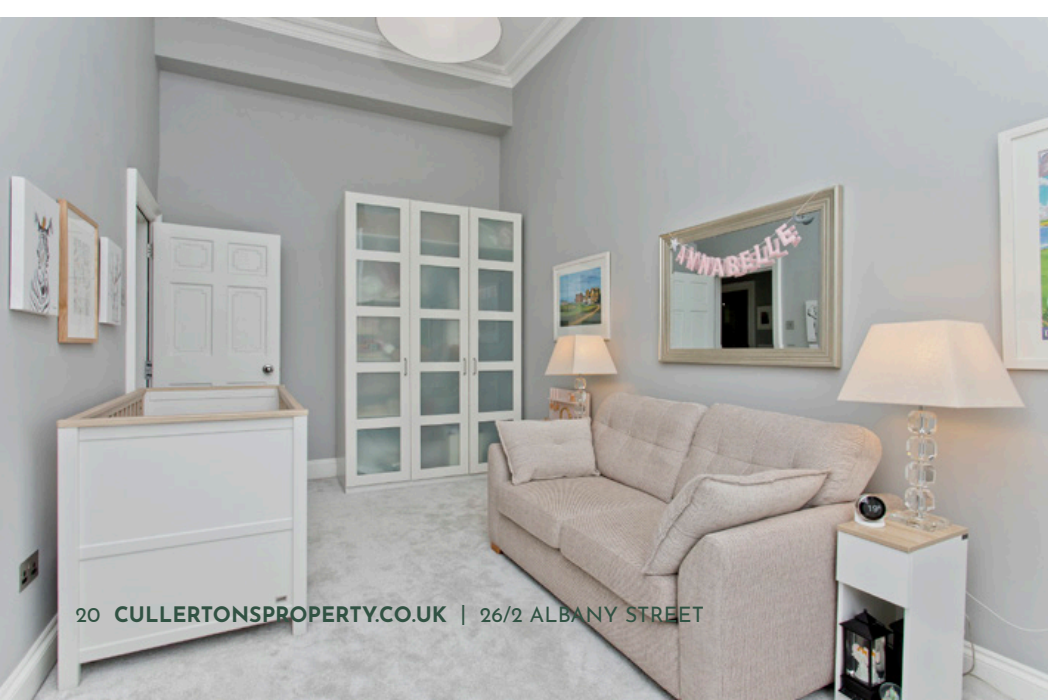
The ultra-modern look is finished by high-end integrated appliances (Siemens induction hob, statement extractor, eye-level Siemens oven, fridge/freezer, Neff dishwasher, and Hoover washing machine), ensuring practicality meets style in a space designed to inspire culinary creativity.

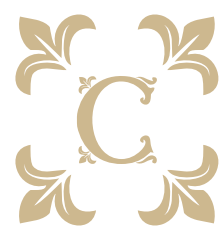


A REAL SENSE OF OPULENCE

THE BEDROOMS

The two double bedrooms reflect the elegant décor of the living area, maintaining the home's impeccable standards. The large principal bedroom further impresses with expansive floorspace creating a real sense of opulence. It also benefits from two built-in cupboards and two 12-pane sash windows (complete with window seats), framing delightful views over the historic buildings of Edinburgh. In addition, it boasts the luxury of a contemporary three-piece en-suite shower room. The second bedroom is equally bright and inviting. It offers additional adaptability to suit the homeowner's needs, whether used as a bedroom, a nursery, or even an office.





LARGE PRINCIPAL BEDROOM

TWO 12-PANE
SASH WINDOWS
(COMPLETE
WITH WINDOW
SEATS), FRAMING
DELIGHTFUL
VIEWS





BATHROOMS

EXCEPTIONAL FUNCTIONALITY

Adding to the home's convenience, there is a stylish family bathroom alongside the en-suite. This bathroom features a Roca suite, incorporating a hidden-cistern toilet, a half-pedestal washbasin, a large fitted mirror, and a double-ended bath with an overhead Mira shower – all enveloped in on-trend tiles to ensure a luxurious bathing experience.

The apartment has central heating and underfloor heating in the family bathroom, alongside well-retained traditional sash and case windows that ensure a very bright and airy ambience.





ESCAPE THE HUSTLE AND BUSTLE

GARDEN & PARKING

For a modest yearly fee, homeowners can apply for access to the scenic Queen Street Gardens East which provide a natural retreat to escape the hustle and bustle of the capital, further adding to the property's appeal. Conveniently, controlled permit parking is also in effect, ensuring homeowners have space to park – an essential feature in the city centre.

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



OFFERING RESIDENTS THE FINEST
AMENITIES THE CAPITAL HAS TO
OFFER, ALL WITHIN EASY
WALKING DISTANCE

NEW TOWN



Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep, you will find a superb choice of top-rated restaurants, cafés, fashionable bars and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top-name High Street retailers. Stockbridge offers a unique village atmosphere and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art

galleries are all in close proximity including the National Portrait Gallery, the Gallery of Modern Art and the Scottish National Galleries. For days out, picnics or scenic walks the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. The area offers an abundance of public transport services for commuting to any part of the city or other parts of the country. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area and Waverley Station is conveniently close.

THE CAPITALS BEST AMENITIES RIGHT ON YOUR DOORSTEP

SCHOOLS

State Schools: Broughton Primary School, St Mary's RC Primary School, Drummond Community High School, 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, Heriot Watt University, Napier University, Queen Margaret University

#1

COSMOPOLITAN LOCATION
CLOSE TO WORLD-CLASS
SHOPPING AND CULTURAL
ATTRACTIONS

LOCATION



City Centre

New Town
Conservation Area

TRANSPORT

Bus

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

Tram Stop

York Place (0.1 miles)

Train Station

Waverley (0.5 miles)

Airport

Edinburgh International
(7.8 miles)

SPORTS

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

FOOD & DRINK

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

PARKS

Queen Street Gardens
(immediately close by,
offering private access on
payment of nominal fee),
Princes Street Gardens,
Calton Hill,
Royal Botanic Garden



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.