

21 CLAREMONT PARK

LEITH, EDINBURGH, EH6 7PJ




CULLERTON'S



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.



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS
ESTATE AGENCY
OF THE YEAR
2020-2021

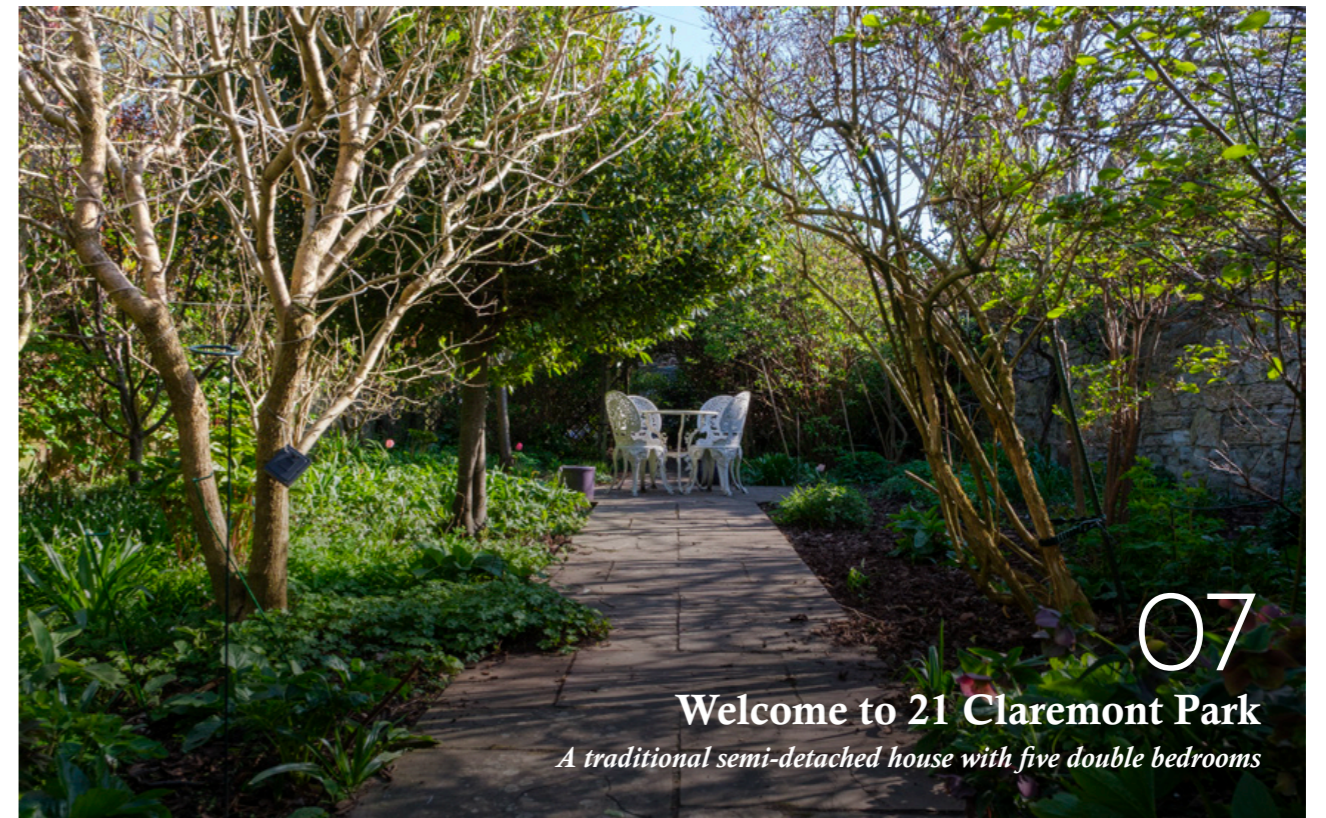


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28 Leith, Edinburgh



Property Name

21 Claremont Park

Location

Leith, Edinburgh, EH6 7PJ

Approximate total area:

233.1 sq. metres (2509.1 sq. feet)

 - Ground Floor  - First Floor  - Second Floor



WELCOME TO A STUNNING FIVE-BEDROOM SEMI-DETACHED HOUSE



Situated opposite Leith Links in a highly desirable conservation area, this traditional five-bedroom semi-detached house has a much sought-after setting in the capital that offers excitement and convenience. Outstanding amenities, bars, and restaurants, as well as tram links to the city centre and airport, are all within easy walking distance, while bus links are a mere stone's throw from the property, ensuring excellent connectivity and a swift commute. Perfect for families, the property is also positioned within easy reach of a long golden beach that connects to Portobello. The home itself offers an abundance of accommodation that is sympathetically styled to complement the historic building, emphasising the period charm and host of original features. With large reception rooms, a delightful kitchen/dining room, and three washrooms, the property goes above the expectations of a family home. It is also flanked by mature gardens, including a Victorian walled garden, providing lots of outdoor space for every member of the family.

GENERAL FEATURES

- A traditional semi-detached house with large rooms
- Situated in the sought-after Leith conservation area
- Easy access to the city centre and Portobello
- Sympathetic interior design and original features
- Home Report value - £925,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Traditional vestibule and hall with storage and WC
- Expansive reception rooms, all with open fireplaces
- Versatile garden room with southeast-facing aspect
- Kitchen/dining room with French doors and open fireplace
- Separate utility room with a traditional clothes pulley
- Bright landing with a store and pyramidal rooflight
- Five spacious double bedrooms (two with wardrobes)
- Luxurious first-floor bathroom with a four-piece suite
- Spacious second-floor shower room with a three-piece suite
- Gas central heating and traditional sash and case windows

EXTERNAL FEATURES

- Well-maintained front garden
- Southerly-facing mature Victorian walled garden to the rear
- Unrestricted on-street parking in the area

The entrance

RICH CHARACTER AND PRACTICALITY

As you step into the property, you are welcomed by a traditional vestibule that opens into a hall. Eye-catching period details, including a dado rail, intricate cornicing, and wooden floorboards, immediately hint at the rich character of the interiors. Practicality is also a highlight, with three built-in cupboards and a convenient WC.



EXPANSIVE

*reception rooms with
original features*





The home boasts two expansive reception rooms, which mirror each other in size, style, and in their wealth of original features. On the ground floor, the living room captivates with its varnished wooden floorboards, sweeping bay window, and highly decorative cornicing, while a magnificent open fireplace (beside a shelved recess) invites cosy evenings in. Directly above on the first floor, the drawing room offers similar elegance and matching period details, making it an ideal space for socialising or unwinding. To the rear, a southeast-facing garden room provides further flexibility, whether used as a tranquil retreat to admire the leafy views, as a handy storage extension, or as a practical space for outdoor attire.



A CHARMING KITCHEN/ DINING ROOM

with a central island

The open-plan kitchen/dining room is thoughtfully zoned so each space retains its own identity. The dining area, framed by egg and dart cornicing, is arranged around a striking open fireplace and French doors that flow out into the rear garden – perfect for entertaining family and friends. Meanwhile, the kitchen is organised around a central island equipped with a gas range cooker. It is a charming design that is fitted with navy-blue cabinets topped with complementary workspace. A shelved recess adds the finishing touch. Furthermore, bi-folding doors lead to an adjacent utility room, which houses a traditional clothes pulley and space for freestanding white goods.

To the rear, a southeast-facing garden room provides further flexibility, whether used as a tranquil retreat to admire the leafy views, as a handy storage extension, or as a practical space for outdoor attire.





FIVE LARGE

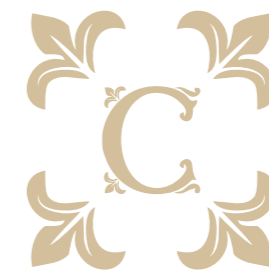
double bedrooms



From the hall, a sweeping staircase with an ornate balustrade leads upstairs to the five double bedrooms, all of which are wonderfully bright, spacious, and beautifully styled. Three bedrooms (including one currently arranged as an office) are located on the first floor, just off a landing with a store room. The two remaining bedrooms are on the second floor, which is flooded in warm sunshine from a classic pyramidal rooflight. These bedrooms feature built-in wardrobes, one also enjoying a characterful dormer window.



*All the bedrooms are wonderfully bright,
spacious, and beautifully styled*



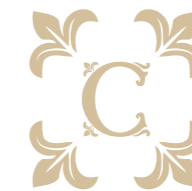
The bathrooms

CONVENIENCE AND PRACTICALITY

In addition to the ground-floor WC, the property boasts a luxurious four-piece bathroom on the first floor. It is complete with twin washbasins, a toilet, a ladder-style towel radiator, and a double-ended bath with an overhead shower – all finished in inspired mocha and wood-hued tones, alongside marble-style tiling. On the second floor, a spacious three-piece shower room adds further convenience.

The property has gas central heating and traditional sash and case windows, ensuring a light-filled living environment.

A WEALTH OF OUTDOOR SPACE



An idyllic natural retreat for outdoor relaxation

On top of the extensive accommodation, the home offers a wealth of outdoor space. At the front, a monoblock garden is framed by established hedgerows, enhancing privacy and the welcoming first impression. To the rear, a mature Victorian walled garden boasts a southerly-facing aspect and a substantial footprint. Laid with paved areas, a timber deck, colourful planting, and lush greenery, it offers an idyllic natural retreat for outdoor relaxation and alfresco dining. Fig, apple, plum, and cherry trees, as well as magnolias, add to the scenic environment, creating a lush garden that is a true delight. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, the gas range cooker, fridge/freezer, and washing machine to be included in the sale.





LEITH

Edinburgh

EDINBURGH'S CREATIVE AND BOHEMIAN QUARTER

Leith, Edinburgh's creative and bohemian quarter, is a colourful and lively hub of eating and socialising spots and is jam-packed with shops, galleries, restaurants, artisan cafes and coffee shops and trendy bars. The area also boasts a rich creative culture and is home to the annual Leith and Mela Festivals, not to mention several creative and tech start-ups, and the Leith School of Art. It comes with its own theatre (Leith Theatre), a vast selection of art galleries and creative co-working spaces, including Coburg House Art Studios, DOK Artist Space, and Out of the Blue Drill Hall, which accommodates artist studios, a café, exhibition space and weekend markets. Food lovers are spoilt for choice with various fresh food and drink markets around Leith and the Shore, usually hosted over weekends. Leith is also home to the widest selection of international food shops and restaurants, in all the capital. The Shore area is home to Michelin-starred restaurants and fine dining along the waterfront. Leith is brimming with diverse independent shops and business, several Post Offices and banks. The area is home to two libraries and a choice of supermarkets, whilst nearby Ocean Terminal shopping centre boasts over 50

high-street outlets, a multi-screen cinema and a gym and the state-of-the-art St James Quarter is about a 20-minute walk away. The surrounding area offers great outdoor pursuits, including Calton Hill with spectacular city views, a leisurely stroll or cycle along the beautiful Water of Leith Walkway and the Shore (with restaurants and cafes dotted along the river), and the famous Leith Links and Claremont Park. For the fitness enthusiast, Leith Victoria Swim Centre hosts a swimming pool, fitness classes and gym, while Elysium gym promises state-of-the-art CrossFit and HIT training facilities. Tribe and Leith Yoga are both only a short stroll away and for the more adventurous, Out of the Blue offers classes in rope and aerial acrobatics. Leith Walk benefits from 24-hour public transport links into the city centre, as well as direct bus services to Edinburgh International Airport. Leith is within a 20-minute walk from the city centre and Edinburgh Waverley train station. The new tram extension will pass on Leith Walk with swift transport to Newhaven, the city centre and the airport. The Edinburgh City Bypass, the A1 and the M8/M9 motorway network are also easily accessible.

SCHOOLS

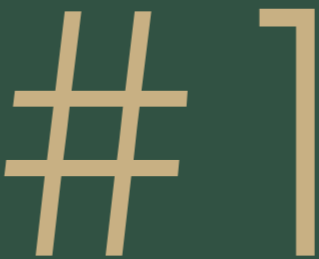
Leith Primary School, St Mary's RC Primary School, Leith Academy, Holy Rood RC High School, Leith School of Art, Edinburgh College, The University of Edinburgh, easy access to Edinburgh's independent schools

CULTURE

Leith Theatre, Out of the Blue Drill Hall, Playhouse Theatre

ART

Out of the Blue Drill Hall, Coburg House Art Studios, DOK Artist Space



VOTED ONE OF THE COOLEST CITY SUBURBS IN THE WORLD (TIME OUT, 2018)

LOCATION



Approximately 2 miles from city centre

TRANSPORT



Bus – 7, 10, 12, 13, 14, 16, 22, 25, 49, N7, N11, N16, N22

Tram Stop – Foot of the Walk (0.8 miles)

Train Station – Waverley (2.3 miles)

Airport – Edinburgh International (10.5 miles)



SPORTS

Leith Victoria Swim Centre, Tribe & Leith Yoga, Elysium gym

PARKS

Leith Links, Portobello Beach, Calton Hill, The Water of Leith Walk and Cycle Way

FOOD & DRINK

Some of Edinburgh's best restaurants, delis, pubs, lounges and cafés





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.



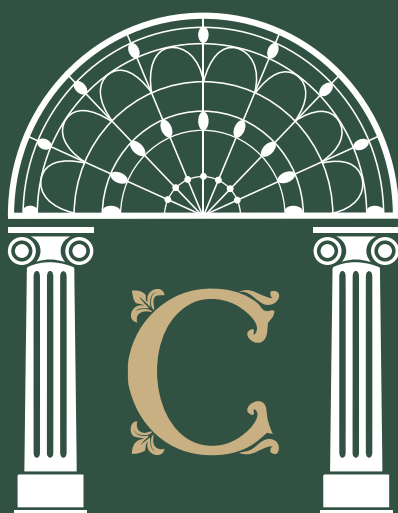
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.