

60 LEAMINGTON TERRACE

BRUNTSFIELD, EDINBURGH, EH10 4JL



CULLERTON'S



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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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TABLE OF CONTENTS



09

Welcome to 60 Leamington Terrace
Characterful tenement home in highly desirable Bruntsfield

- 04 Floorplan
- 09 The property
- 12 The entrance
- 14 The living room
- 18 The dining room



14

Bay-fronted living room



20

Sun-filled kitchen

- 20 The kitchen
- 27 The bedrooms
- 35 The bathrooms
- 36 The lower hall
- 39 Gardens & parking



Property Name

60 Leamington Terrace

Location

Bruntsfield, Edinburgh, EH10 4JL

Approximate total area:

197.8 sq. metres (2129.2 sq. feet)

 - Lower Ground Floor  - Ground Floor





Characterful

TWO-STOREY TENEMENT

Nestled within a quiet residential area, a stone's throw from the Meadows and Bruntsfield Place, this main-door, two-storey tenement flat is a charming city home full of period character. Four large bedrooms and multiple washrooms offer ample space and practicality for families. In addition, a connected living room and dining kitchen lead onto a delightful, shared garden that enjoys a favourable sunny aspect, and parking along the terrace is conveniently regulated for residents.



B

enefiting from exclusive main-door access, this charming double-level flat boasts four versatile double bedrooms, multiple bathrooms, interconnected living and dining spaces, and an impressive amount of storage. This creates a comfortable family home that enjoys a peaceful yet convenient city address, with direct access to a sunny shared garden and controlled on-street parking, ensuring priority for residents.

GENERAL FEATURES

- Peaceful address in central Bruntsfield
- Enviably close to The Meadows
- Double-level tenement flat with private main-door access
- Homely family-friendly interiors brimming with Victorian character
- Outstanding built-in storage throughout
- Home Report value - £850,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Inviting entrance vestibule and hall (with storage and modern WC)
- Wonderfully bright bay-fronted living room with a log burner and access to:
- Open-plan dining room and stylish, sun-filled kitchen with garden access
- Four versatile double bedrooms, all with ample storage
- Modern shower room
- Charming bathroom with a claw-foot bath
- Lower ground floor hall with storage and discreet utility cupboard
- Gas central heating

EXTERNAL FEATURES

- Direct access to a lovely south-facing communal garden
- Controlled on-street parking (Zone 8)

Leamington Terrace offers a tranquil residential ambience just off Bruntsfield's bustling high street. It is only a mile from Princes Street in the heart of the capital, and Haymarket's train station and airport tram link are also within walking distance. Furthermore, it's just moments from the green expanses of Bruntsfield Links and The Meadows, enhancing the appeal of this highly coveted location, which also falls within the catchment area for some of the city's most prestigious schools.

A PEACEFUL YET CONVENIENT CITY ADDRESS



A welcoming

ENTRANCE HALL

Inside, the flat preserves the character and proportions typical of an Edinburgh tenement home. Large sash windows (with functional shutters) flood the airy rooms with natural light, while tastefully understated décor harmonises beautifully with an array of exquisite Victorian features.

Wide stone steps lead to the striking royal-blue, brass-detailed front door. This opens into a practical vestibule retaining its mosaic encaustic floor tiles and leading into an entrance hall showcasing further character with a cornice and natural timber flooring.

The hall provides excellent storage, with a deep cupboard and floor-to-ceiling bookshelves, alongside handy coat hooks and a stylish WC cloakroom decorated in white and aqua blue.



A light filled
LIVING ROOM



FEATURING A COSY LOG BURNER

The living room is bright yet cosy, featuring a wide bay window and a Morso log burner set in a marble surround. Pared-back décor and wooden flooring create a subtle backdrop, drawing attention to the intricate ceiling cornice and elegant picture rail. A shelved press provides an attractive display area, while double doors lead into the open-plan dining room and kitchen. When opened, a stunning communal space is created, with sunlight streaming through.



Double doors

**LEAD INTO THE
OPEN-PLAN
DINING ROOM
AND KITCHEN**



A charming
SUNLIT KITCHEN





SOCIAL

Dining area and access into the garden





SPACIOUS & *versatile bedrooms*



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he four bedrooms are all doubles, offering adaptable spaces for various uses. On the ground level, two spacious bedrooms feature pine flooring and elegant cornice work: one has soft lavender-toned décor, and the other is highlighted in warm ochre.

THE GROUND-FLOOR BEDROOMS



Plentiful storage

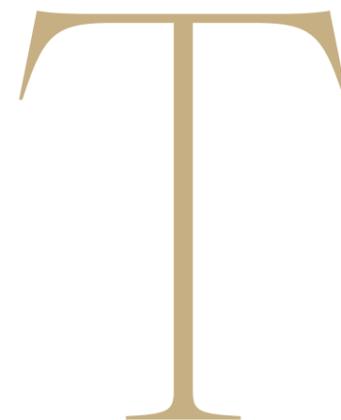
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he front-facing bedroom boasts two Edinburgh Presses and an ornamental fireplace with authentic tiling, making it a lovely option for an extra sitting room. The second bedroom on this level, facing the garden and bathed in sunny natural light, is perfect for a home office and features an Edinburgh Press as well as a walk-in store cupboard.



OPTIMUM

Seclusion



The lower ground-level bedrooms benefit from optimum seclusion, screened from the street by leafy greenery outside. One is a generous bay-fronted room with characterful wood flooring, a shelved alcove, and a boldly painted fireplace as an attractive centrepiece. The other, currently utilised as a study, has wood-inspired flooring, ample display shelving, and walk-in storage.

A generous bay-fronted room





Tasteful BATHROOMS

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he home is well-served by conveniences. In addition to a WC off the entrance area, there is a modern shower room and a bathroom on the lower ground floor, both tastefully tiled in neutral and blue tones. The spacious bathroom invites relaxation with a deep cast-iron bath.



A PRACTICAL
lower hall



The entrance hall leads down a beautiful, curved staircase to the lower ground floor hall, which features wood flooring and access to the communal stairwell leading to the garden. This practical area houses two deep, shelved stores and a utility cupboard, discreetly accommodating a Bosch washing machine and a Zanussi tumble dryer, both freestanding.

An idyllic suntrap for

OUTDOOR RELAXATION



The shared rear garden enjoys abundant sunlight and is a securely enclosed oasis for outdoor leisure and relaxation, directly accessible from the flat. It has been lovingly maintained to attract wildlife, featuring a lawn/drying green surrounded by a variety of interesting plants and flowers, as well as a small (secured) pond.

Parking along Leamington Terrace is controlled for residents' convenience, falling under Parking Zone 8.






60 Leamington
Terrace

BRUNTSFIELD LINKS

Amenities



DEAN VILLAGE

WEST END

EDINBURGH CASTLE

EDINBURGH INTERNATIONAL CONFERENCE CENTRE

HAYMARKET STATION

NATIONAL MUSEUM OF SCOTLAND

GEORGE HERIOT'S SCHOOL

THE MEADOWS

UNION CANAL

BRUNTSFIELD

BOROUGHMUIR HIGH SCHOOL

BRUNTSFIELD LINKS

60 LEAMINGTON TERRACE

BRUNTSFIELD PRIMARY SCHOOL

MERCHISTON TENNIS & BOWLING CLUB

MERCHISTON

EDINBURGH NAPIER UNIVERSITY

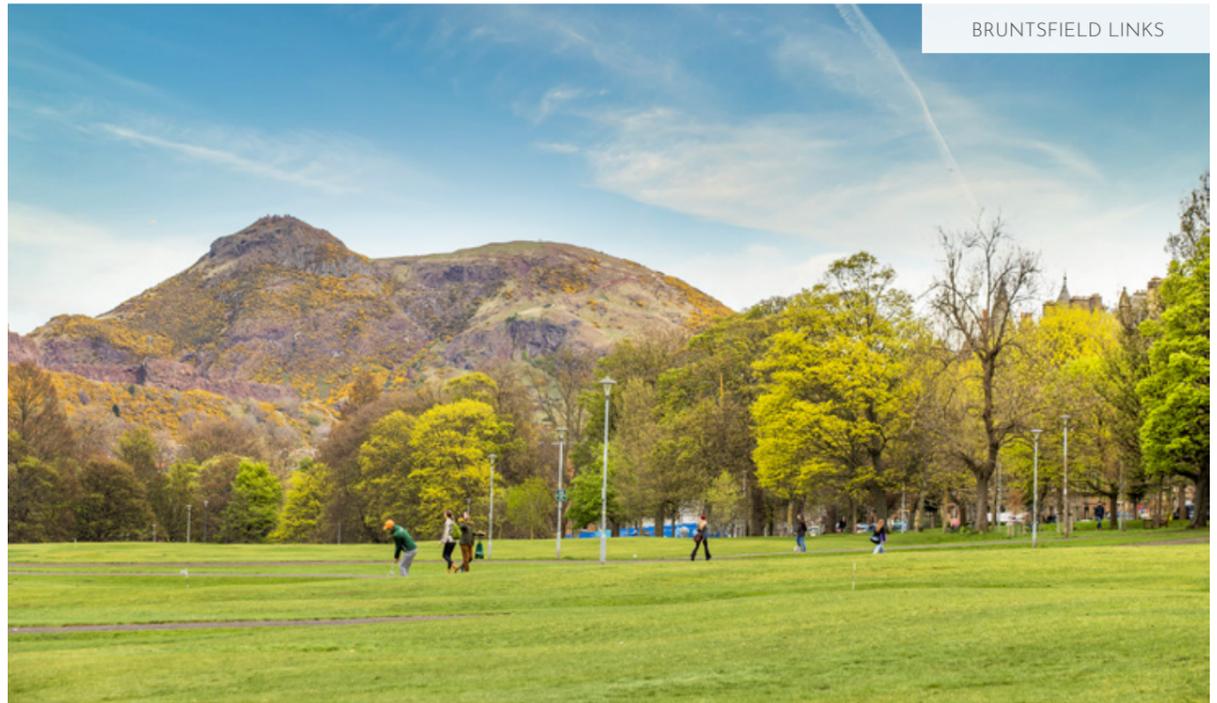
JAMES GILLESPIE'S HIGH SCHOOL

CHURCH HILL THEATRE

MEGGETLAND SPORTS COMPLEX

MORNINGSIDE

BRUNTSFIELD LINKS





60 Leamington Terrace offers tranquillity in the heart of the city, quietly positioned in the desirable area of Bruntsfield, just a mile from Princes Street. The area is much-loved for its fabulous local amenities, ranging from charming specialist shops and galleries to artisan cafés, bars, and bistros, all a short stroll from the property. Neighbouring the prestigious Morningside district, which boasts equally appealing shopping and entertainment facilities—including a luxury cinema—cosmopolitan Bruntsfield provides access to high-end supermarkets, top-quality delicatessens, fishmongers, butchers, and grocers. Just minutes from the front door are the open green spaces of Bruntsfield Links and The Meadows, beautiful spots that are popular with dog walkers, families, and picnickers, while many of the capital's world-renowned cultural and recreational facilities are easily reached on foot or via excellent public transport links. Well-regarded primary and secondary schools fall within Bruntsfield's catchment area, while Napier University, the University of Edinburgh, and the Edinburgh College of Art are all within walking distance.



BRUNTSFIELD, EDINBURGH



A TRANQUIL RESIDENTIAL AMBIENCE JUST OFF BRUNTSFIELD'S BUSTLING SHOPPING PARADE



60 Leamington
Terrace



SCHOOLS

State Schools: Bruntsfield Primary School, St Peter's RC Primary School, Boroughmuir High School, St Thomas of Aquin's RC High School

Independent Schools within two miles: St George's School for Girls, George Heriot's School, George Watson's College, Fettes College, Erskine Stewart Melville College

CULTURE

Church Hill Theatre, King's Theatre, Cameo Cinema, Dominion Cinema, galleries, and artists' studios

UNIVERSITY

University of Edinburgh, Edinburgh Napier University, Edinburgh College of Art

#1

MARCHMONT, MEADOWS, AND BRUNTSFIELD CONSERVATION AREA

LOCATION



A mile from the city centre/west end of Princes Street

TRANSPORT



Bus – 15, 11, 16, 102, 10, 34, 1, 23, N16, N11

Train Station –

Haymarket (0.8 miles),
Waverley (1.5 miles)

Airport – Edinburgh
International (7.4 miles)



SPORTS

Bruntsfield Links Golf Club, Warrender Swim Centre, Merchiston Tennis and Bowling Club

PARKS

Bruntsfield Links, The Meadows, Union Canal Walkway

FOOD & DRINK

World-cuisine eateries, bistros, cosy pubs and bars, artisan coffee shops



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.