

56/6 TIMBER BUSH

THE SHORE, EDINBURGH, EH6 6QH

Large, three-bedroom first-floor apartment in B-listed converted warehouse in The Shore. This is sure to be in high demand having undergone a complete refurbishment throughout, providing expansive accommodation that is finished to an exceptional standards in true walk-in condition.





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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CONTENTS



PART OF A
GEORGIAN,
B-LISTED,
WAREHOUSE SET
BY THE WATER
OF LEITH



A FULLY-
REFURBISHED,
THREE-
BEDROOM,
FIRST-FLOOR
APARTMENT IN
THE SHORE



8

An expansive reception area for every occasion - The drawing room has a substantial footprint making it the perfect reception area for every occasion, whether relaxing, socialising, dining, or entertaining.

22

The Shore, Leith - A short trip north of Edinburgh city centre, this vibrant, ancient port is now home to many of the best restaurants and bars in Edinburgh.

General Features

Fully-refurbished first-floor apartment
Presented in true walk-in condition
Part of a B-listed converted warehouse
In The Shore and Leith conservation area
Lift service in building
Crisp white interiors throughout
Brand-new fixtures and fittings
Electric heating and double glazing

Accommodation Features

Vestibule and hall with superb storage
Large, multi-purpose drawing room
Brand-new stylish integrated kitchen/dining room
Utility room for discreet laundry
Three double bedrooms with wardrobes
Brand-new family bathroom with three-piece suite
Brand-new three-piece en-suite shower room

Exterior Features

Private residents' parking and unrestricted on-street parking

VIEWING ARRANGEMENTS

BY APPOINTMENT TELEPHONE
CULLERTON'S ON 0131 225 5007

HR VALUE £460,000
EPC RATING - C





FULLY-REFURBISHED FIRST-FLOOR APARTMENT

Part of a conservation area, this fully-refurbished, three-bedroom, first-floor apartment is set within a traditional, B-listed, Georgian warehouse which has been converted into luxury properties. The home presents buyers with large rooms and a blank canvas of décor; it also enjoys brand-new fixtures and fittings, including the kitchen, two bathrooms, new flooring, and fresh decoration. Furthermore, the deluxe city home is situated on a cul-de-sac by the Water of Leith in Edinburgh's prestigious Shore district, where award-winning amenities and frequent transport links are just a stone's throw away.

A FANTASTIC IMPRESSION FROM THE OUTSET

The apartment is reached via a secure communal entrance and stairwell or lift, with the front door opening into a vestibule. From here, you step into a broad hall with crisp white décor and an engineered hardwood floor, providing a tantalising glimpse of the interiors to follow. It also offers cloak storage and three additional cupboards.

AN EXPANSIVE RECEPTION AREA FOR EVERY OCCASION

The drawing room has a substantial footprint making it the perfect reception area for every occasion, whether relaxing, socialising, dining, or entertaining. There is ample floorspace for a wide choice of furnishings, as well as room for a home workstation or two. This flexibility provides an abundance of possibilities with lots of potential for creative arrangements. The space also continues the hall's neutral palette and engineered hardwood floor, creating a minimalist-inspired aesthetic that is enriched by an exposed timber ceiling beam and a trio of windows for a daily light-filled ambience.

Please note: this photo has been virtually furnished from an actual photograph of the room.



THE KITCHEN A STYLISH KITCHEN AND DINING ROOM

With a spacious footprint for a family-sized table, the brand-new kitchen and dining room is the perfect setting for sociable meals and lively dinner parties. It has a sleek and ultra-popular design and is fitted with handle-less cabinets in white, stone-inspired worktops, and metro-style splashback tiles. The sophisticated look is further enhanced by undercabinet lighting for ambient moods and integrated appliances to create that streamlined finish (electric hob, concealed extractor, eye-level oven, fridge/freezer, and dishwasher). It also has a herringbone floor and a bright, southwest-facing aspect; plus, it is supplemented by a utility room for discreet laundry.

Please note: this photo has been virtually furnished from an actual photograph of the room.



THREE PRISTINE DOUBLE BEDROOMS

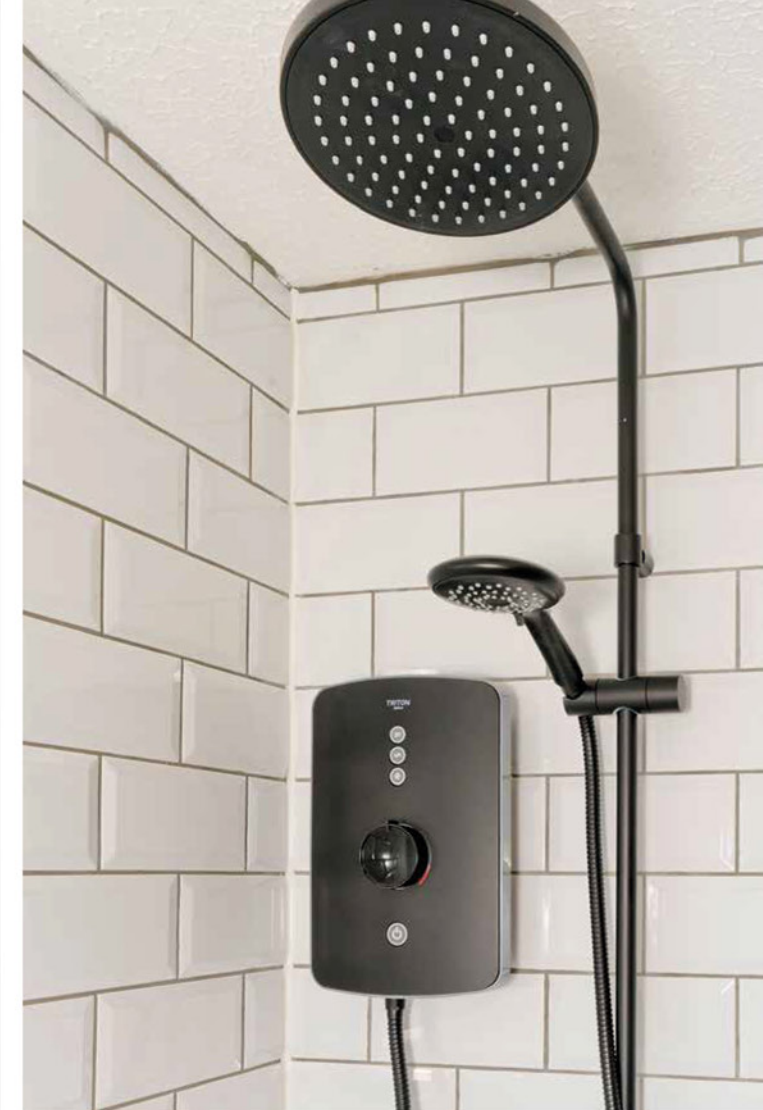
Located throughout the home, the three double bedrooms all continue the neutral décor, allowing for ease of styling. Each room has a built-in wardrobe for convenience and plush carpeting for optimal comfort. Plus, the rooms are bright and airy, with ample floorspace for an excellent choice of bedside furnishings.

THE PRINCIPAL SUITE

The principal bedroom, with the largest footprint, further benefits from an additional wardrobe and an en-suite shower room.

Please note: this photo has been virtually furnished from an actual photograph of the room.





TWO ON-TREND BATHROOMS



The property has a brand-new family bathroom and en-suite shower room (attached to the principal bedroom). Both enjoy matching designs, with on-trend tile work and quality fixtures and fittings. The family bathroom is comprised of a floating washbasin with storage, a hidden-cistern toilet, and a P-shaped bath with an overhead rainfall shower. The en-suite has similar fixtures, but with a double walk-in shower (instead of a bath). The property is kept warm and comfortable all year round thanks to double-glazed windows and efficient electric heating.

PRIVATE RESIDENTS' PARKING

In addition to a highly sought-after position in The Shore, the development also provides private residents' parking (supplemented by unrestricted on-street parking), which is always a handy feature in the busy capital. Leith Links is just five minutes away from the property, offering a lovely open space.

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



THE SHORE LEITH



A SHORT TRIP NORTH OF
EDINBURGH CITY CENTRE,
THIS VIBRANT, ANCIENT PORT
IS NOW HOME TO MANY OF
THE BEST RESTAURANTS AND
BARS IN EDINBURGH.



Like much of Edinburgh's northern seaboard, The Shore has undergone significant regeneration to become one of the most desirable postcodes in the capital, recently voted as one of the best places to live by The Times in 2019. Characterised by its narrow, cobbled streets and continental-style waterfront, the area exudes a charming, small-town ambience that is worlds away from the hustle and bustle of the city. The Shore is renowned for its buzzing arts and social scene, which is fuelled by a fabulous selection of galleries and boutiques, trendy bars and award-winning eateries, including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food. The Shore is served by an excellent range of local services and amenities, particularly in the bustling shopping area around the Foot of the Walk and Great Junction Street. Ocean Terminal shopping centre offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of family restaurants, a multi-screen cinema, and a 24-hour gym. The Shore is within the catchment area for well-regarded primary and secondary schools and enjoys fantastic public transport links into the city centre. It also provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway networks.

ART

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

CULTURE

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

UNIVERSITY

Leith School of Art,
Edinburgh College,
The University of
Edinburgh

#1

VOTED ONE OF THE
COOLEST CITY SUBURBS IN
THE WORLD (TIME OUT 2021)

LOCATION



Approximately
2 miles from city
centre

TRANSPORT

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

Upcoming Tram Stop
Constitution Street
(0.2 miles)

Train Station
Waverley
(2.4 miles)

Airport
Edinburgh International
(9.7 miles)

SPORTS

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

FOOD & DRINK

Award-winning
Edinburgh
restaurants, delis,
pubs, lounges
and cafés

PARKS

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





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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



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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.