

TOP FLAT LEFT 3 GLOUCESTER PLACE

NEW TOWN, EDINBURGH, EH3 6EE



A true highlight of this home is the spectacular views from its top-floor setting

Situated on the third floor of a Georgian A-listed terrace in Edinburgh’s coveted New Town, this exquisite four-bedroom, two-reception room apartment boasts a fantastic central position, just moments from the vibrant urban village of Stockbridge. The nearby Water of Leith, with its tranquil walkway, as well as the Botanic Gardens and Inverleith Park, provide an instant escape into nature. Easily accessible bus, train, and tram connections ensure swift travel across the city, to the airport, and beyond. On-street parking is available and regulated to prioritise residents.



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HIGHLY DESIRABLE NEW TOWN ADDRESS IN THE HEART OF THE CAPITAL




Top Flat Left,
3 Gloucester
Place



Property Name

Top Flat Left, 3 Gloucester Place

Location

New Town, Edinburgh, EH3 6EE

Approximate total area:

251.7 sq. metres (2709.4 sq. feet)

 - Third Floor





This elegant New Town home occupies the top floor of a prestigious listed terrace on a grand, setted street. Its rooms boast opulent Georgian proportions, tasteful décor, and large sash windows (all with operational shutters) that flood the interiors with natural light and offer breathtaking views. With four versatile bedrooms, multiple bathrooms, and extensive living space, this remarkably spacious residence is an outstanding choice for urban families.

GENERAL FEATURES

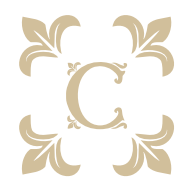
Highly sought-after New Town address
Enviably proximate to the city centre and Stockbridge
Georgian apartment
Top/third floor of an A-listed terrace
Wonderfully bright and spacious interiors
High ceilings framed by elegant cornicing
Home Report value - £1,100,000
EPC Rating - E

ACCOMMODATION FEATURES

Airy flagstone-floored reception hall
Impressive dual-aspect drawing room offering captivating views
Comfortable living room, also with a wonderfully scenic outlook
Charming classical kitchen featuring a social dining area
Luxury principal suite with an en-suite shower room
Three further spacious and versatile bedrooms (two doubles and one single)
Sky-lit bathroom with a claw-foot bath and a separate shower
Convenient third WC accessed from the hall
Practical utility room with access to the loft
Private ground-floor under-stair storage and an underpavement cellar
Efficient gas central heating

EXTERNAL FEATURES

Proximity to the exclusive India Street Garden – annual charge for access
10 minutes' walk from shops and cafes in George Street and Princes Street
Controlled on-street parking in Zone 5A



AN INVITING WELCOME

A bright and airy reception hall

T

he apartment is accessed via a well-lit shared stairwell with a ground-floor store exclusively for the use of Top Flat Left, 3 Gloucester Place.

Upon entering the home, you are instantly captivated by its proportions and character. The flagged reception hall (approx. 20m²) is illuminated by a central roof light and adorned with a Georgian Greek key cornice and, facing you at the far end of the back hall, a *trompe l'oeil* door. The hall includes a practical WC cloakroom and a secure entry phone.



MAGNIFICENT

drawing room





BREATHTAKING

city and coastal views



In the drawing room, a large east-facing window provides a magnificent view across India Street and Royal Circus gardens to the Great King Street residences, which mirror those at the entrance to Gloucester Place. To the north, the iconic clock tower of St Stephen's Church rises over the treetops. Directly opposite this window, mature specimen trees dominate the view. In May, a majestic whitebeam stands out in grey-green foliage. Fully revealing this view requires unfolding the pair of four-piece shutters, which testify to Georgian carpenters' skill. There is also a second window with northerly views across a New Town roofscape and the Firth of Forth to Burntisland and Pettycur in Fife.

C

ontemporary oak flooring and a living-flame gas fire add inviting warmth. The exquisite Art Nouveau fireplace boasts a marble surround and beautifully detailed tiling, while a Greek key cornice and a picture rail bring further elegance to the room.

This light-filled area totals over 40 square metres and includes a fitted desk, extensive shelving for books and ornaments, and useful storage.



The

LIVING ROOM

A comfortable, homely retreat



A

djacent to the drawing room, the nearly 40-square-metre living room is a comfortable seating area illuminated by double windows and centred around a living-flame gas fire with a black stone, fossil-embedded surround.

The easterly outlook encompasses India Street Garden, the Royal Circus South Garden, and St Stephen's Church. Original features include intricate botanical-themed cornice work, dado panelling, varnished pine flooring, and a shelved Edinburgh press. There is also a *trompe l'oeil* door that matches the real door to the room, creating symmetry with the windows opposite.





A CHARMING

classical kitchen



The kitchen is a relaxed hub for family meals and entertaining. It's exceptionally light, with an approx. 22m² footprint illuminated by a window with built-in seating. This, and the six/eight-seater dining area, are perfectly placed to take in attractive neighbourhood views. Softly toned Shaker cabinets are paired with a Belfast sink, a down-lit timber worktop, and rustic flagstone flooring that flows seamlessly from the hall. A gas Aga, along with an under-counter Bosch fridge and dishwasher, enhance the practicality of the space, which also features two ceiling-mounted clothes pulleys, display shelving in the dining area, and floor space for additional appliances and/or a dresser.

A bright and social dining space

Next to the kitchen, a deep, shelved utility/boiler room discreetly houses a Bosch washing machine. There is also access to the loft via a Ramsay ladder.

All appliances can be included in the sale through separate negotiation.



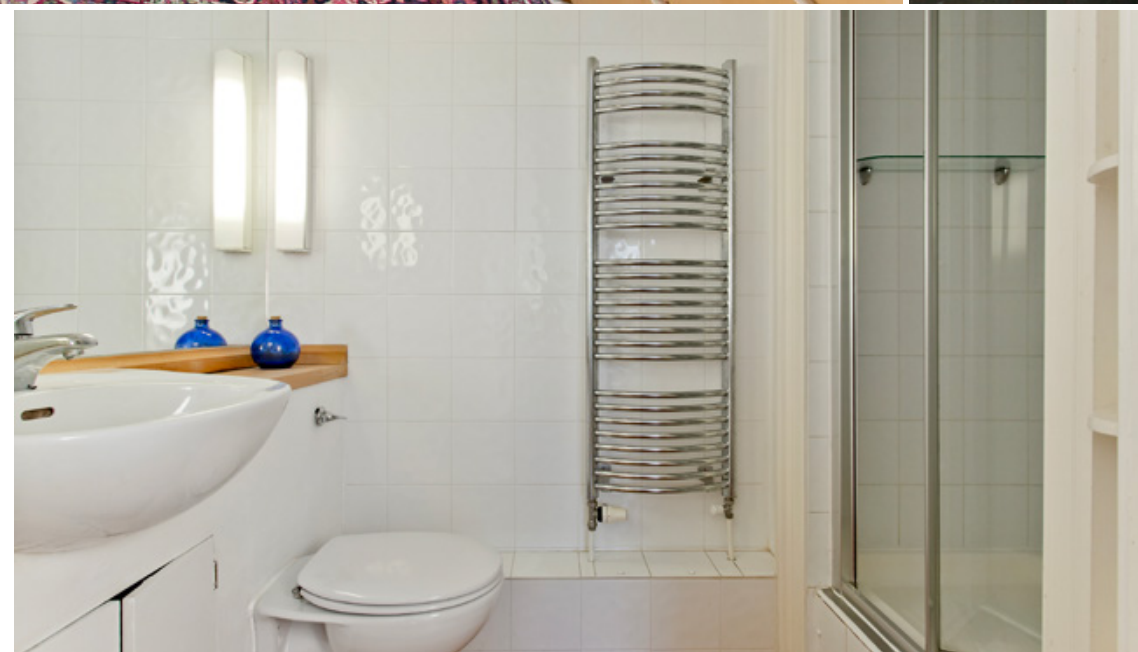
THE FOUR BEDROOMS

*featuring varnished pine flooring and decorative enhancements,
create delightful sleeping areas for family and guests*





*A luxury principal
suite with an en-suite
shower room*



The principal bedroom enjoys the luxury of an en-suite shower room, simply styled with white tiling and wood flooring. It includes vanity shelving, a towel radiator, a WC suite, and a shower enclosure.

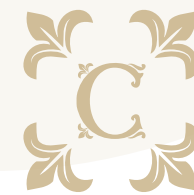


The two largest rooms, including the principal bedroom, exceed 30m² and take advantage of the scenic front outlook. Both bedrooms have classic cornicing and handsome cast-iron fire surrounds.





*Filled with
period character*



The third double bedroom at the rear has cornice detailing and a generous bespoke storage unit. This room is arranged as a snug, around a fireplace with a charming antique grate. Additionally, a window seat offers westerly views towards the rear of Moray Place and across the Water of Leith to Eton Terrace.

The fourth bedroom is a well-sized single room with the same coastal outlook as the drawing room and an understated tiled fireplace.

Note: The double bedrooms have living-flame gas fires, which are currently disconnected.

A SKY-LIT BATHROOM



with a claw-foot bath and separate shower

The airy family bathroom, accentuated by aqua-blue highlights and striking mosaic tiling, offers a haven for relaxation. It is filled with natural light from a skylight window and boasts a sumptuous claw-foot bath, a separate shower, a WC, a basin and vanity unit, and two heated towel rails.

For added convenience, a third WC (with a traditional high-level cistern and a skylight for natural light) is accessible from the hall.



EXCLUSIVE

residents' gardens & conveniently controlled parking

The leafy India Street garden sits directly opposite the principal rooms of the flat. It is part of the historic gardens intrinsic to the New Town's innovative planning, which were designed to provide residents with green oases from busy urban life.

Key access to the committee-maintained garden is available upon application to Gibson Kerr, Edinburgh, for a small charge and an annual fee thereafter.

Parking in the vicinity is conveniently controlled for residents under Parking Zone 5A.



India Street Garden



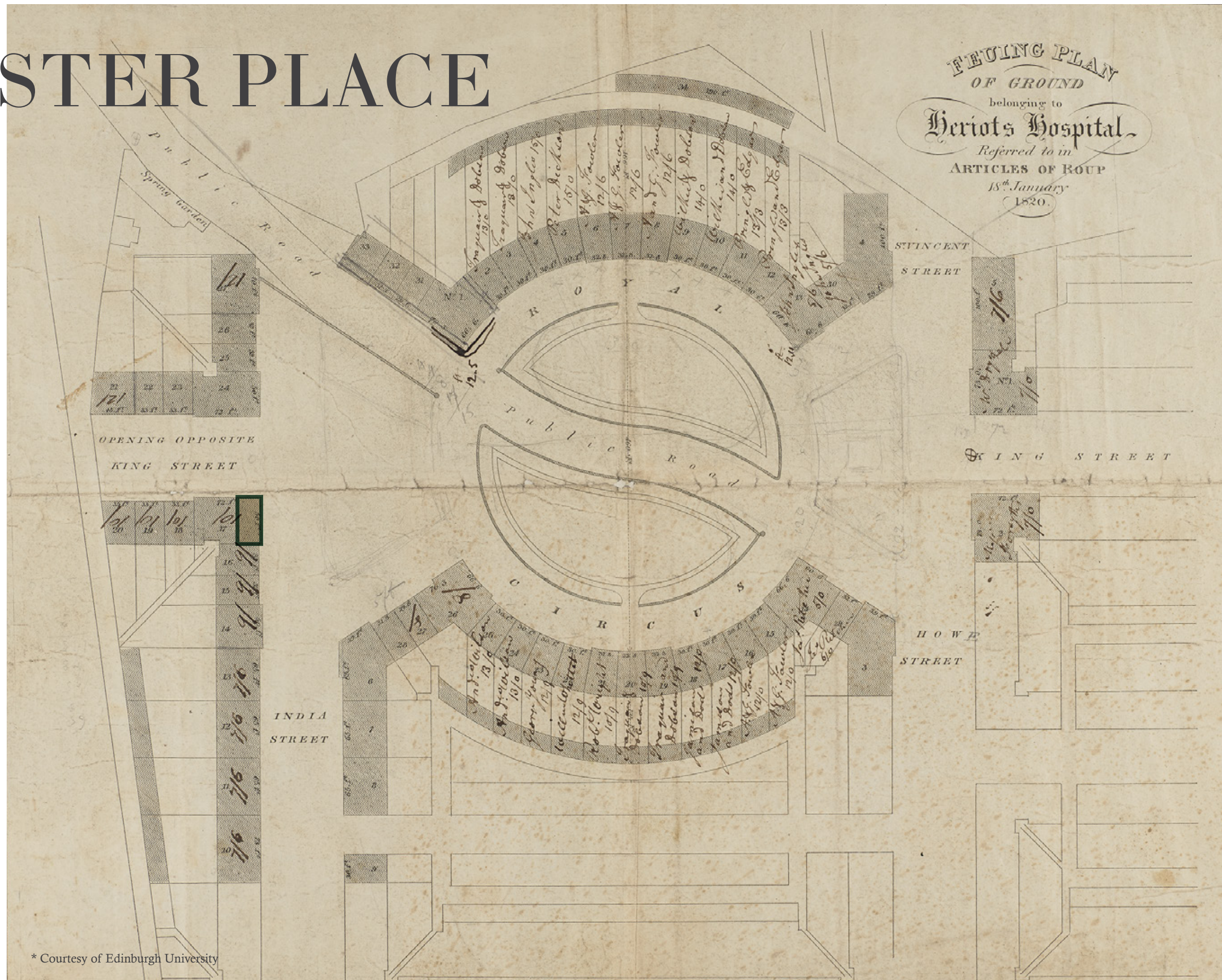
INDIA STREET GARDEN IS JUST A STONE'S THROW FROM 3 GLOUCESTER PLACE

GLOUCESTER PLACE

An integral part of the initial conception of Royal Circus

As part of laying out Edinburgh's 'Northern New Town', the Trustees of Heriot's Hospital engaged William Henry Playfair (architect) to design its Royal Circus development. Playfair devised the plan shown, which, in 1820, the trustees included as part of the 'articles of roup', i.e. the prospectus for the auction of house sites. Playfair included four five-story 'pavilion blocks' to bookend the eastern and western boundaries of his proposed development: respectively King Street (today's Great King Street) and the 'opening opposite King Street' (today's Gloucester Place). Playfair also allows space for the gardens, a central feature of Royal Circus.

The flat for sale occupies a prime vantage point in the southern Gloucester Place pavilion block. The principal rooms of the flat look out over the India Steet garden and the Royal Circus South garden, both planted with specimen trees. In winter, when the trees have lost their leaves, the rooms offer panoramic views eastward through these gardens to the pavilion blocks at the entrance to Great King Street.



* Courtesy of Edinburgh University

NEW TOWN

— *Edinburgh*

One of the most prestigious and sought-after residential locations in the capital

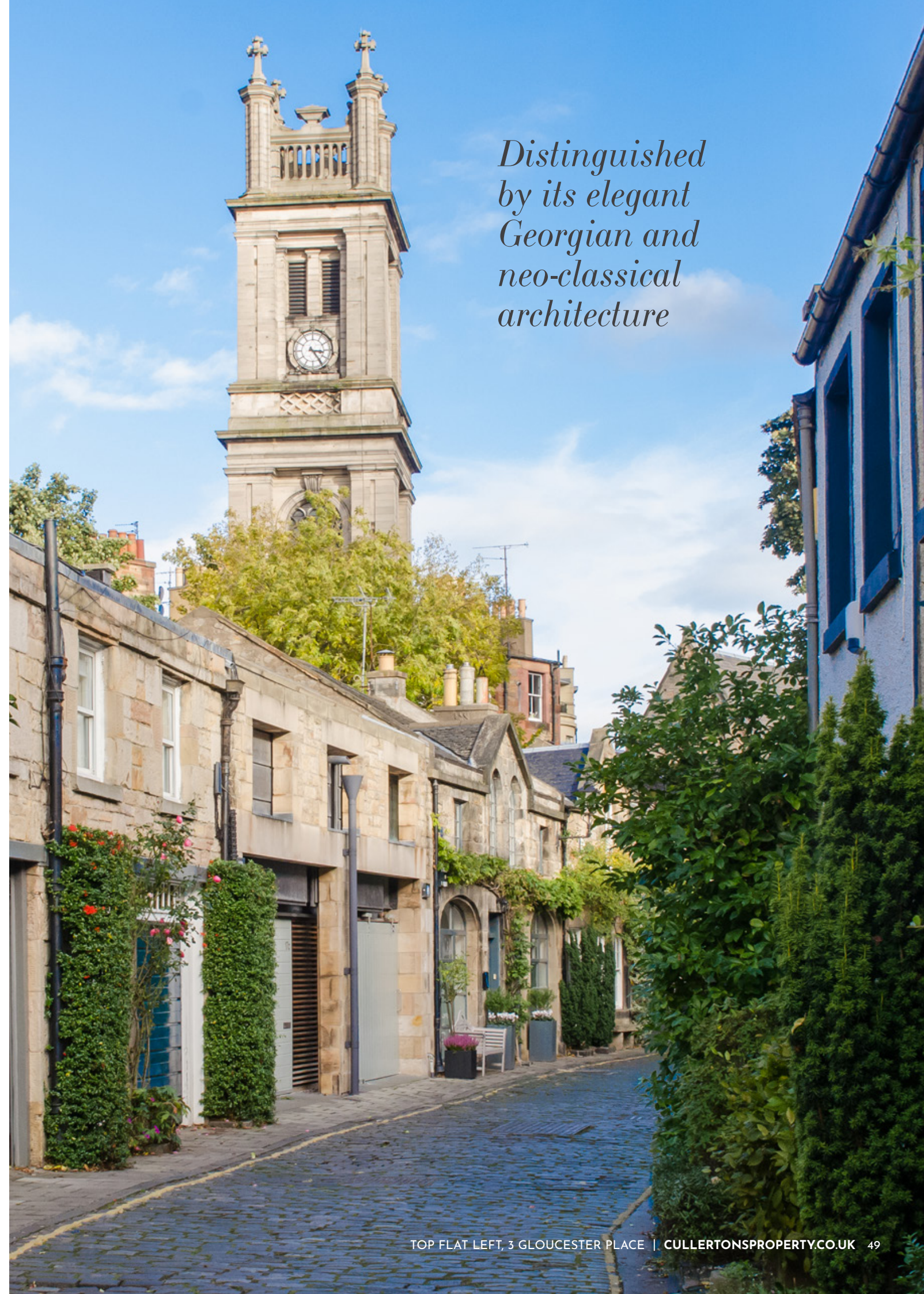




Distinguished by its elegant Georgian and neo-classical architecture, tranquil settled streets, and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital. The historic conservation area and UNESCO World Heritage Site is a centre for art, history, and culture, and it is home to some of the country's finest art galleries and collections, including the Scottish National Gallery and Scottish National Portrait Gallery. At the heart of the world's leading festival city, New Town hosts various events throughout the year, particularly and the renowned Hogmanay celebrations. For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk are the places for high fashion and couture. To the east end is the St James Quarter, a £ 1 billion development, home to world-class designer stores, bars, entertainment, and a

great range of restaurants and eateries. To the north is Stockbridge with its boutique shopping and charming village atmosphere. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs to award-winning pubs and restaurants. New Town residents also have some of the capital's most attractive green spaces right on their doorstep, including Princes Street Gardens, The Water of Leith's riverside walkway, and the Royal Botanic Garden Edinburgh. The property falls within the catchment area for well-regarded Stockbridge Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High, and Broughton High. It is also well-placed for some of Edinburgh's top independent schools, from nursery to senior level. Due to its central location, the New Town is served by public-transport links, including a comprehensive bus network, a tramline from Edinburgh International Airport to York Place, continuing to Newhaven via Leith, and national rail links from Waverley Station.

*Distinguished
by its elegant
Georgian and
neo-classical
architecture*





- | | | | |
|---|--------------------------|----|----------------------------|
| 1 | WATER OF LEITH WALKWAY | 7 | SCOTTISH NATIONAL GALLERY |
| 2 | PRINCES STREET GARDENS | 8 | STOCKBRIDGE PRIMARY SCHOOL |
| 3 | ROYAL BOTANIC GARDEN | 9 | BROUGHTON HIGH SCHOOL |
| 4 | PRINCES STREET TRAM STOP | 10 | EDINBURGH CASTLE |
| 5 | THE GRANGE CLUB | 11 | HOLYROOD PARK |
| 6 | UNIVERSITY OF EDINBURGH | 12 | CALTON HILL |

AMENITIES

SCHOOLS

State Schools: Stockbridge Primary School, St Mary's RC Primary School, Broughton 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

#1

NEW TOWN CONSERVATION AREA

LOCATION

On the edge of Stockbridge, with M&S Food, many independent shops, a greengrocer, butcher & poulterer, pharmacies, bike shop, bookshops, delis, multiple restaurants, plus Waitrose (0.7 mile away)

TRANSPORT

Three city buses stop within 100 metres of the flat, serving urban destinations in multiple directions.

Tram Stop – Princes Street
(0.6 miles)

Train Station – Waverley (1.0 miles)

Airport – Edinburgh International
(7.5 miles)

SPORTS

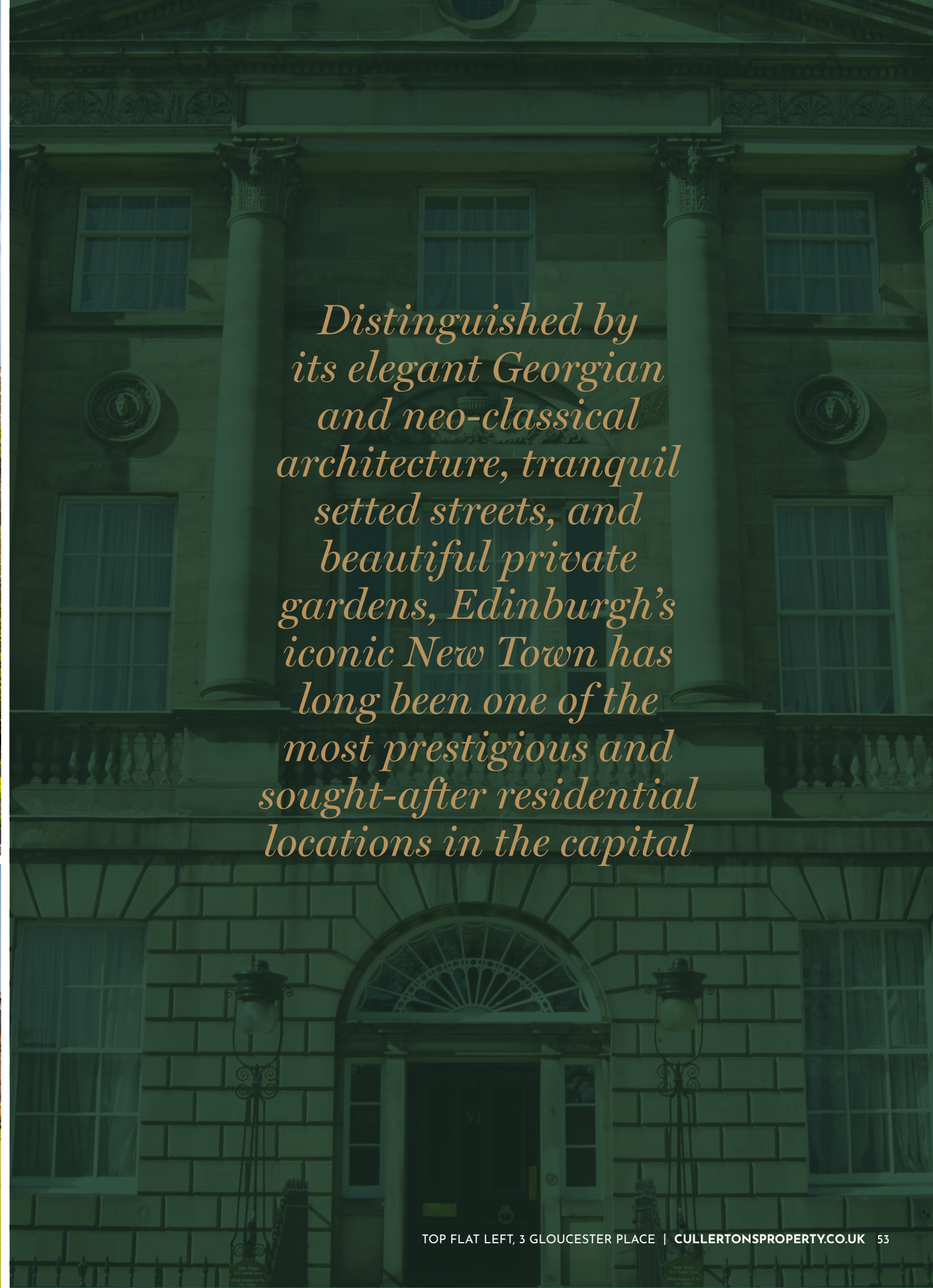
The Grange Club, Edinburgh Academicals Sports Grounds, Bannatyne Health Club, Nuffield Health Fitness and Wellbeing Gym, Glenogle swimming baths and Inverleith Park

FOOD & DRINK

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

PARKS

Princes Street Gardens, Inverleith Park, Royal Botanic Garden Edinburgh, Water of Leith Walkway



Distinguished by its elegant Georgian and neo-classical architecture, tranquil setted streets, and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital



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.

M Cullerton

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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**SCOTLAND
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ESTATE AGENCY
OF THE YEAR

2020-2021



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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.