

29 HILLSIDE CRESCENT

HILLSIDE, EDINBURGH, EH7 5EF

Main-door ground-floor flat forming part of a handsome, B-listed Victorian building in Hillside, within the New Town conservation area and offering wonderfully bright and spacious accommodation, including three bedrooms, a large living room, an open-plan breakfasting kitchen and dining room, a bathroom, and a shower room.





— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

TABLE OF CONTENTS



07

Welcome to 29 Hillside Crescent
A main-door ground-floor flat in Hillside

- 04 Floorplan
- 07 The property
- 10 The entrance
- 12 The living room
- 17 Kitchen & dining room



12
Light & airy south-facing living room



17
Breakfasting kitchen & dining room

- 23 The bedrooms
- 29 The bathrooms
- 30 Gardens & parking
- 32 Hillside



Property Name

29 Hillside Crescent

Location

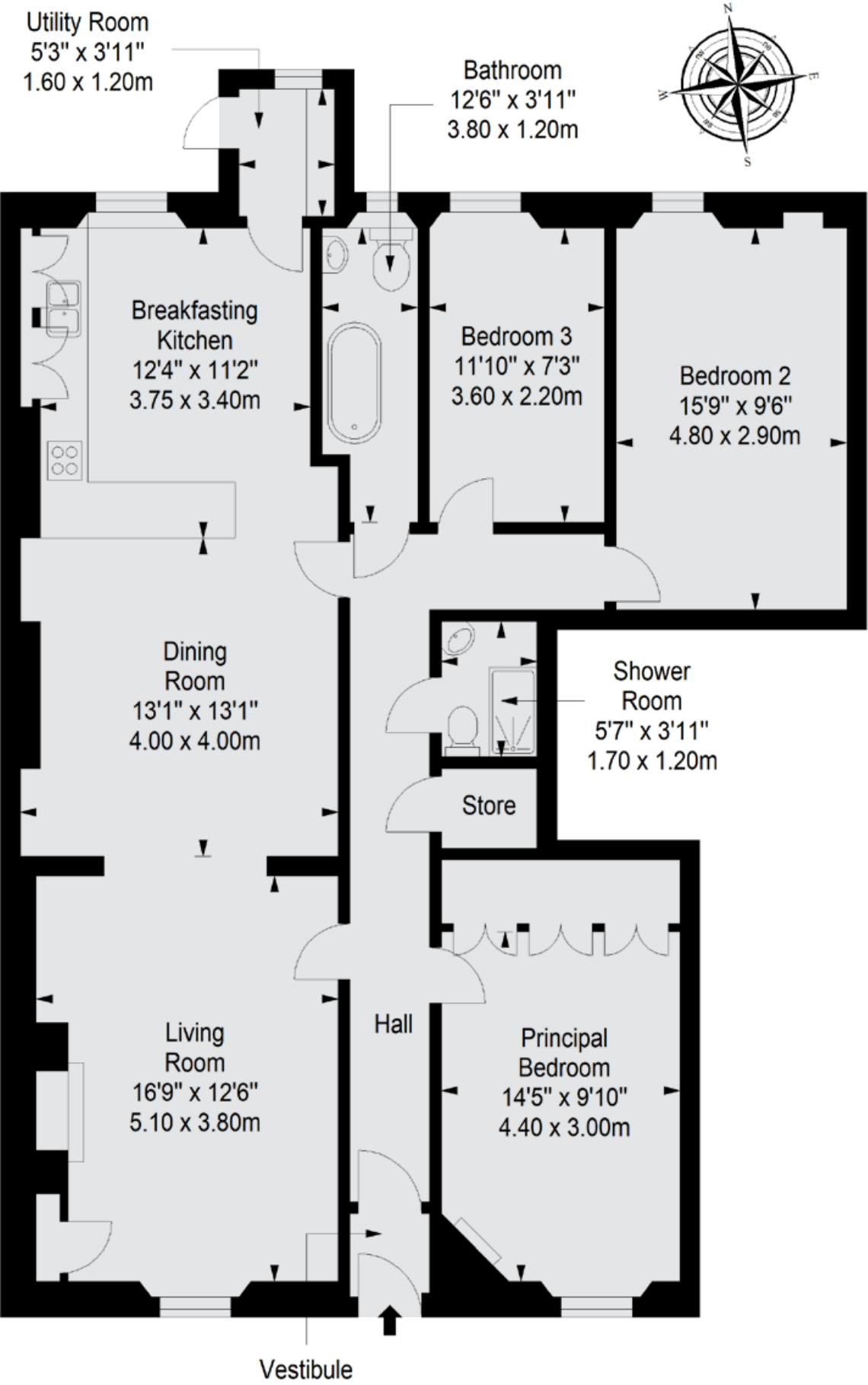
Hillside, Edinburgh, EH7 5EF

Approximate
total area:

118.1 sq. metres (1271.3 sq. feet)



Ground Floor





Offering a stylish, characterful city home in Hillside, within the UNESCO World Heritage Site New Town conservation area, this three-bedroom, two-bathroom main-door flat forms part of a B-listed Victorian building and enjoys a perfect blend of modern fixtures and fittings, tasteful décor, and period features. There are excellent amenities on the doorstep and within enviable easy reach, such as shops (including the city centre's world-class offerings), schools (the catchment state schools are within walking distance and independent options are easily accessible), transport links connecting across the city and further afield, and open spaces, including some of Edinburgh's most cherished green spaces.

GENERAL FEATURES

- Main-door ground-floor flat in Hillside
- Part of a B-listed Victorian building
- Within the New Town conservation area
- Beautifully presented accommodation and period features
- Home Report value - £575,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and long hall with storage
- Light and airy south-facing living room with fireplace
- Well-appointed breakfasting kitchen and dining room with separate utility room
- Principal bedroom with a large fitted wardrobe
- Two further well-proportioned double bedrooms
- Stylish, contemporary shower room
- Separate bathroom with roll-top bathtub
- Gas central heating system
- Traditional sash-and-case windows

EXTERNAL FEATURES

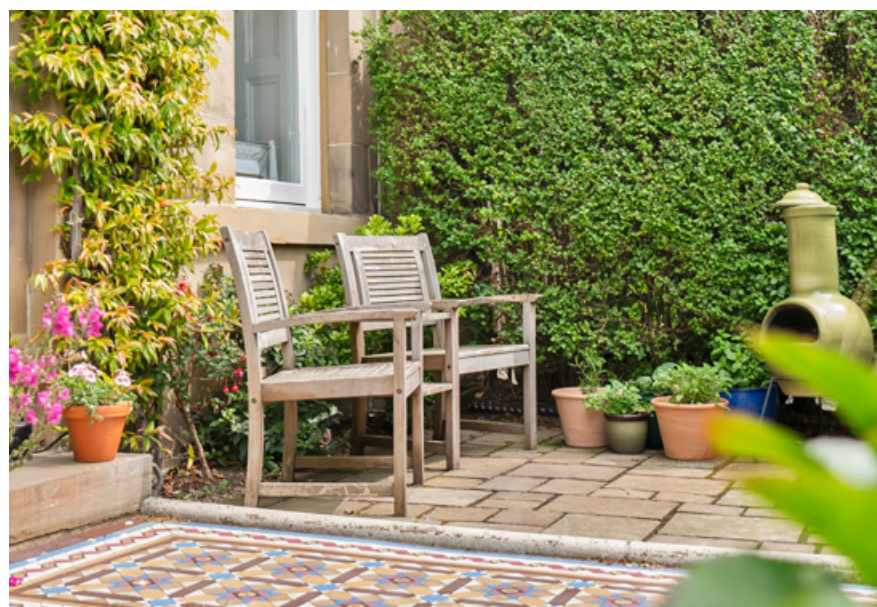
- Private front and rear gardens
- Controlled on-street parking (Zone N1)



29 Hillside
Crescent



A characterful introduction to a period home



A characterfully tiled pathway leads through the private front garden to the flat's main door, which opens into a practical entrance vestibule affording access to a long hall with a built-in storage cupboard.





Impressive

south-facing living room
with log-burner



The living room conveys a wonderfully light and airy ambience owing to a soaring high ceiling, a generous floorspace, and a large, recessed south-facing window (with working shutters) filling the room with sunny natural light throughout the day. Excellent flexibility is offered for various configurations of lounge furniture, all arranged around a striking fireplace with a warming log-burning stove inset, flanked by an Edinburgh press. The room is elegantly presented with pared-back neutral décor, cornicing, a picture rail, and handsome wood flooring, and it benefits from sliding pocket doors leading through to the kitchen and dining room – opening to create a flowing, sociable space, or closing for more separate, private spaces.

Breakfasting

kitchen & dining room



The kitchen is very well-appointed with a wide range of richly toned cabinets, a spacious worktop, and integrated appliances comprising an oven, a gas hob with a splashback panel, an extractor hood, a fridge/freezer, and a dishwasher. A utility room is adjoined to the kitchen, creating a discrete separate space for laundry appliances.

Back in the kitchen, a breakfast bar caters for morning coffee and socialising while cooking, and a large dining area can comfortably accommodate at least a six-seater table alongside additional furniture – perfect for family meals and entertaining guests. The kitchen also affords access to a large damp-proofed basement with an electricity supply, offering ample storage space.

The perfect space

for family meals and sociable dinner parties





The comfortable and spacious

Bedrooms





The flat accommodates three well-proportioned, airy double bedrooms, all tastefully decorated (with traditional cornicing) and two fitted with carpets for optimum comfort under foot, with the third enjoying wood flooring. The two largest bedrooms also feature characterful fireplaces. The principal bedroom boasts a large fitted wardrobe, maximising floorspace for freestanding furniture.

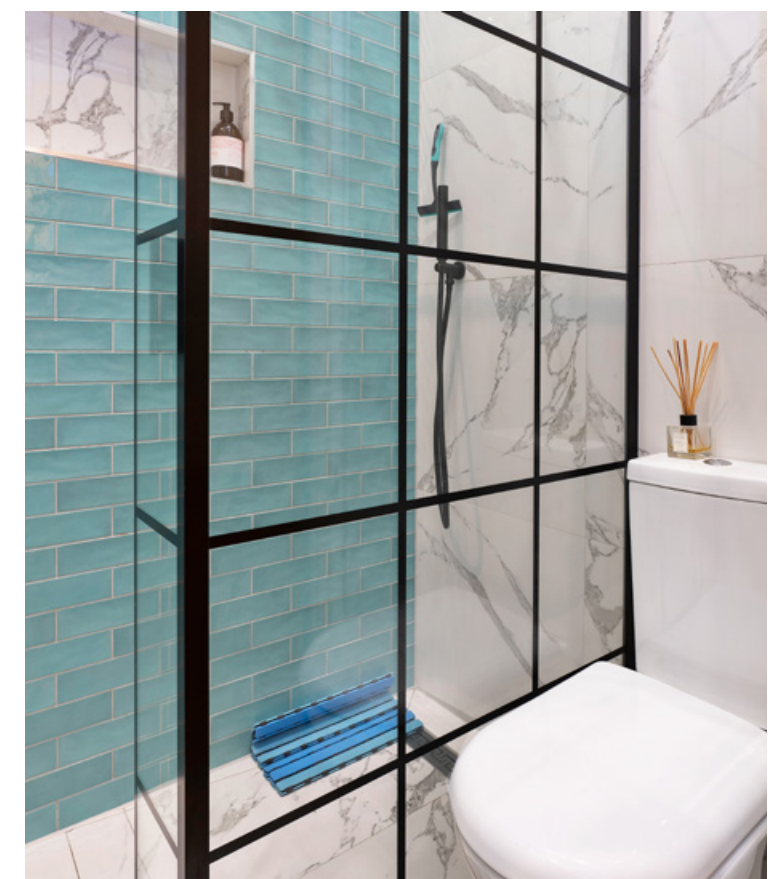


Beautifully

styled shower room and family bathroom

The flat's stylish, contemporary shower room features a deluxe walk-in enclosure with a rainfall showerhead and handset, a basin atop a vanity unit, a WC, and a matte-black towel radiator, all enveloped by chic marble-inspired and teal metro tiling. Finally, a separate family bathroom completes the accommodation on offer and comprises a rolltop bath with an overhead shower, a pedestal basin with a vanity unit above, and a WC.

The home is kept warm by a gas central heating system and retains its traditional sash-and-case windows, which have recently been sanded and repainted.



Private gardens



and residents' permit parking

Externally, the flat boasts its own private front and rear gardens. The former is enviably south-facing and includes a lawn, a patio seating area, leafy shrubbery and planting, and a neat hedged border for privacy, with the latter featuring a lawn, established trees and shrubs, and a patio for outdoor dining furniture. Controlled on-street parking on Hillside Crescent falls under Zone N1.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, washing machine, and dryer will be included in the sale.



Hillside

A fantastic location in the bustling East End of Edinburgh

Hillside enjoys a fantastic location in the bustling East End of Edinburgh, close to the city centre with its world-class attractions and shopping facilities. The area is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern style bars. There is an excellent range of local amenities including various independent food stores, a variety of retail outlets, a Post Office, medical centre and banks, and within walking distance is Princes Street, offering a wealth of designer and High Street shops. Edinburgh's historic Old Town and New Town are within walking distance and the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants and trendy bistros, is the ideal place to socialise. For picnics and tranquil walks, the open spaces of

Arthur's Seat, Holyrood Park and Calton Hill are all within easy reach and the nearby Omni Centre and St James Quarter offer a range of shopping, entertainment and leisure activities including a multi-screen cinema, a gym and various restaurants. Many cultural activities are also on offer in the surrounding area including theatres, art galleries and museums. Hillside falls under the catchment area for good local schooling at primary and secondary level, while a number of the capital's independent schools are within easy reach. The area is well served by day and night buses with regular services to the city centre and is within walking distance to the tram line and Waverley Train Station, making commuting fast and convenient, no matter where you are travelling to.



SCHOOLS

State Schools: Leith Walk 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 and Scottish National Portrait Gallery, Edinburgh Playhouse, Omni Centre

UNIVERSITY

University of Edinburgh

#1

COSMOPOLITAN LOCATION
CLOSE TO WORLD-CLASS
SHOPPING AND CULTURAL
ATTRACTIONS

LOCATION



Exclusive location a short walk from the very heart of the city centre

PARKS

Calton Hill, Arthur's Seat, London Road Gardens, Princes Street Gardens

TRANSPORT



Bus – 1, 4, 5, 19, 26,

N26, 34, 44, 45

Tram Stop – McDonald

Road (0.4 miles)

Train Station – Waverley
(0.8 miles)

Airport – Edinburgh

International (8.2 miles)



SPORTS

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

FOOD & DRINK

Near Leith and the St James Quarter, with an excellent range of restaurants, cafés, pubs and bars

— *Where truly bespoke service is the cornerstone of our ethos*

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At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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.