

17 HENDERSON TERRACE

ARDMILLAN, EDINBURGH, EH11 2JY





— The property expert behind the personalised service
MARK CULLERTON

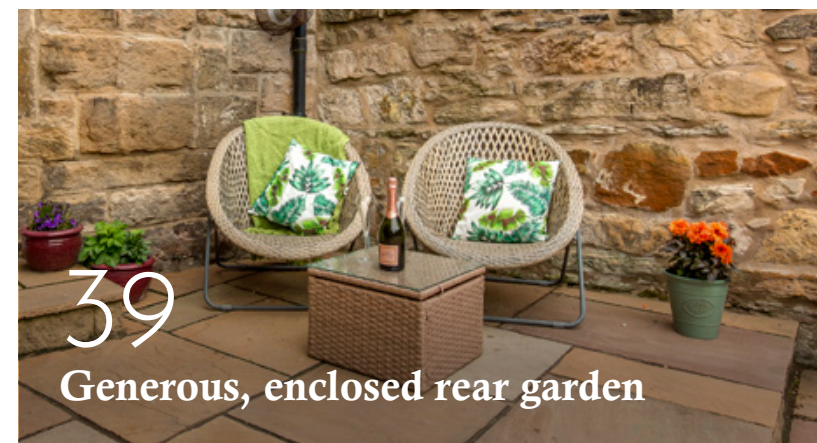
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward 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

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Property Name

17 Henderson Terrace

Location

Ardmillan, Edinburgh, EH11 2JY

Approximate total area:

154.7 sq. metres (1665.2 sq. feet)

 - Ground Floor  - First Floor  - Second Floor  - Shed





17 Henderson
Terrace

AN ELEGANT VICTORIAN TOWNHOUSE



GENERAL FEATURES

- Elegant Victorian townhouse arranged over three floors
- Beautifully refurbished throughout, preserving original features
- Seamless blend of exceptional interior design and historic charm
- Within walking distance of the city centre
- Gas central heating and double glazing
- Home Report value - £700,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Exquisite drawing room with wood-burning stove and twin windows
- Versatile living room, playroom or large fourth bedroom
- Inspired open-plan dining kitchen with direct garden access
- Attractive and fully integrated Shaker kitchen with quartz worktops
- Bespoke utility room with integrated appliances and oak worktops
- Principal bedroom with excellent storage and a luxury en-suite
- Two further double bedrooms on the top floor
- Stylish family bathroom, boutique shower room, and a ground floor WC
- Striking period staircase with barley twist ironwork, lit by a cupola

EXTERNAL FEATURES

- Private, gated front garden and generous, enclosed rear garden
- Greenway and permit parking available (Zone S4)



Positioned on a leafy terrace in the heart of Ardmillan, 17 Henderson Terrace is a beautifully refurbished Victorian townhouse that seamlessly blends refined heritage features with carefully curated contemporary upgrades. Behind its traditional stone façade lies a wonderfully proportioned family home set over three floors, with three/four bedrooms, three bathrooms, hugged by private front and rear gardens, all within easy reach of the city centre.



Welcome to 17 Henderson Terrace

Set behind a gated and walled front garden, a handsome traditional front door with brass furnishings offers a warm welcome to this classic Edinburgh home. A Victorian tiled vestibule welcomes you into the home, complete with tongue-and-groove panelling and intricate cornicing. A glazed door opens into a bright and welcoming hallway, where herringbone click flooring adds warmth beneath crisp neutral walls. The original pine staircase has been beautifully restored, with barley twist cast-iron balustrades and a solid timber handrail. Under the stair sits a convenient, newly fitted WC with contemporary wall-hung sanitary ware, tongue-and-groove panelling. This entrance sequence sets the tone for the thoughtful restoration seen throughout the house.



EXQUISITE

drawing room

Occupying the full width of the first floor and bathed in natural light from twin windows, the drawing room is an elegant and uplifting space that balances period grandeur with contemporary calm.





The Drawing room
is filled with
period grandeur



Ornate cornicing, a ceiling rose, picture rail, and deep skirting boards frame the room, while a traditional fireplace houses a modern wood-burning stove. The soft sage-green walls and stripped pine flooring create a relaxed, earthy palette, elevated by layered textures, and bespoke alcove shelving. This generous room, with its considered symmetry, is a refined and welcoming space for both formal entertaining and quiet evenings.



The living room

A VERSATILE SPACE FOR FAMILY TIME

Positioned to the front of the house, this versatile reception room, currently utilised as an impressive playroom, offers its new owners various options for uses. It is an ideal living room and could also be used as a generous fourth double bedroom, if desired.



Twin windows (with original and working Victorian shutters) overlook the gated front garden, while the room's period integrity is on full display: original stripped pine flooring, deep skirting boards, ornate cornicing, a ceiling rose, picture rail, and column-style radiator. The space is both elegant and functional, with fitted shelving, ample floor space and a deep understair cupboard providing valuable storage.

A dining kitchen interior with a light pink wall. A wooden dining table is set with a white tablecloth, plates, glasses, and a bowl of fruit. Two wicker chairs with black metal legs are in the foreground. A wooden bookshelf is on the left, and a radiator is on the right. Two pendant lights hang above the table.

OPEN-PLAN

Dining kitchen

WHERE FORM MEETS FUNCTIONALITY

The open-plan kitchen and dining room at the rear of the home is a triumph of colour, light and layout. Soft blush-pink walls create a warm backdrop to the rich deep green shaker cabinetry, with Calacatta Gold quartz worktops providing a refined contrast. A large island offers informal seating and houses a sink with brushed brass tap, lit by a trio of pendant lights. To one wall, the kitchen offers space for an oversized range cooker, recessed into a chimney breast and flanked by storage. An integrated dishwasher and wine cooler are found in the island, whilst a walk-in larder cupboard offers outstanding hidden storage.





The dining area's open plan layout makes it perfect for entertaining, family meals, and socialising while cooking. Set beneath wall sconces and lit by wall lights, the cosy dining area is perfectly formed. A large glazed door leads from here directly to the rear garden, making it perfect for indoor-outdoor living.

The adjacent utility room flows seamlessly from the kitchen with its matching cabinetry, solid oak worktops and herringbone flooring. The fully integrated room boasts a microwave oven, 60/40 fridge and freezer, washing machine and tumble dryer. A white ceramic sink set beneath a large rear window, framed botanical wallpaper, creating a practical yet stylish space.



Tranquil and airy

RETREATS



A large central cupola above the stairwell floods the home with natural light, highlighting the character of the barley twist ironwork and pine stair. The top-floor landing offers access to two further double bedrooms.



PRINCIPAL BEDROOM

with its luxurious en-suite

Located on the first floor, the principal bedroom is a restful and elegant retreat. A large window allows warm sunlight to stream in, while soft neutral décor and plush carpeting create a serene atmosphere. A full wall of mirrored wardrobes provides excellent fitted storage, leaving ample room for bedroom furniture. Discreetly accessed from the bedroom, the en-suite bathroom is a beautifully composed

space. Large-format tiles are paired with a warm blush-pink feature wall, framing a sculptural freestanding bath. A wall-hung WC and wide rectangular basin with chrome fittings sit beneath a floating oak shelf and pendant lighting, whilst a frosted window offers privacy and soft daylight.

Bedroom 2 is a spacious double bedroom which enjoys dual aspect windows with delightful views

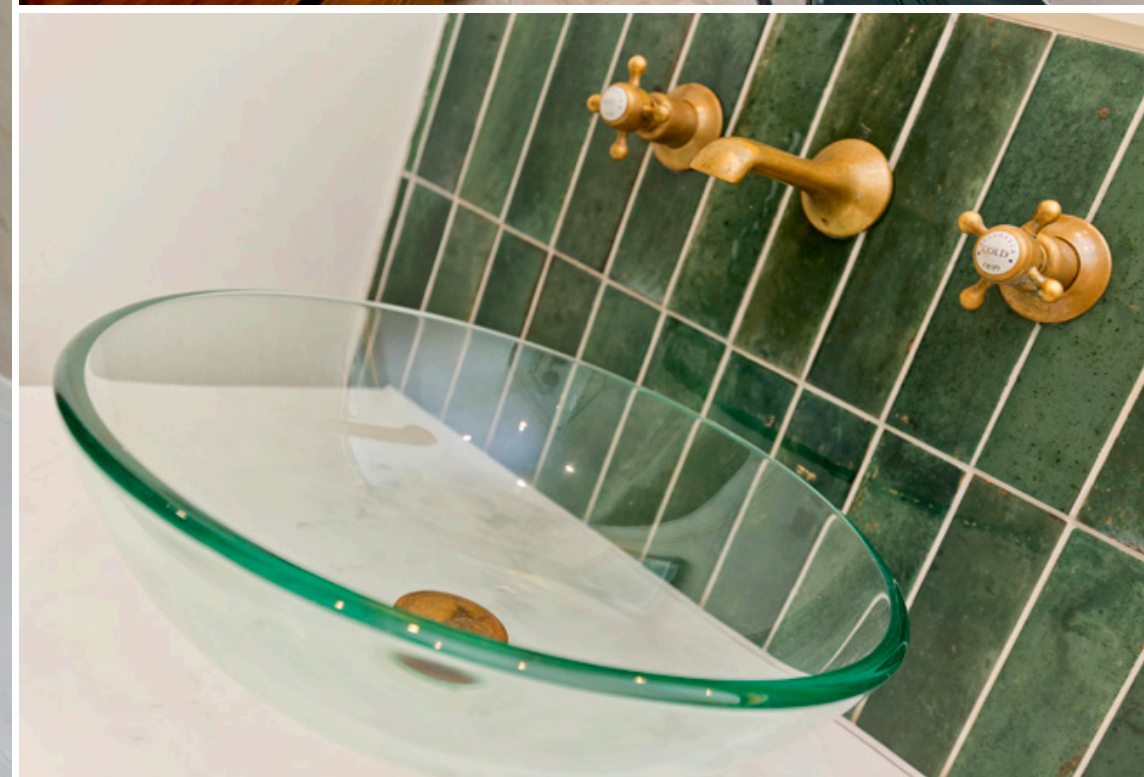


The top floor DOUBLE BEDROOMS

Bedroom 2 is a spacious double bedroom which enjoys dual aspect windows with delightful views and, in winter, even glimpses of Edinburgh Castle. Pale walls, original pine flooring, and generous proportions create a tranquil and airy retreat. The room offers plenty of space for a double bed, wardrobe and desk, making it ideal for working from home too.

On the opposite side of the landing is another delightful double bedroom, currently used as a nursery. A soft neutral colour palette, sloped ceiling and woodland wallpaper make the space feel warm and inviting. A deep, mirrored built-in wardrobe provides excellent storage.





BOUTIQUE SHOWER ROOM

and contemporary
family bathroom

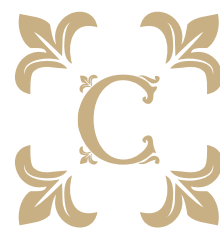
Situated on the first floor is a beautifully appointed shower room, styled in a rich green and brass palette. A walk-in double shower with rainfall head and handheld unit is complimented by a feature wall dressed in artisan tiles, a floating vanity unit and sculptural glass basin, a wall-hung WC, brushed brass fittings, and a backlit mirror, all culminating in a luxurious boutique feel.

Centrally positioned between the two top-floor bedrooms, the family bathroom is bright and contemporary, with a large Velux window bringing in abundant natural light. A bath is set beneath a sloped ceiling and paired with matte black tapware. Plaster-effect walls, a modern wall-mounted basin and low-profile WC create a clean and stylish aesthetic.



PRIVATE GARDENS

and parking



T

o the front, the property sits behind a gated and walled garden, paved and planted for low maintenance, with room for a bench or planters. To the rear, a large and fully enclosed garden offers sun throughout the afternoon and into early evening. Laid with sandstone paving and framed by original stone boundary walls and timber cladding, the space has been thoughtfully zoned for dining and relaxation. Built-in lighting, raised beds, a timber shed and bespoke seating areas make this a private urban oasis — perfect for entertaining or family life. Parking is available on-street via Edinburgh's Greenway system (free out with bus lane hours), with residents' permits available for nearby Zone S4. Plus, parking on Ardmillan Place (at all times, including bus lane).



...framed by original stone boundary walls and timber cladding, the space has been thoughtfully zoned for dining and relaxation.

The property has undergone extensive refurbishment over the past few years. The current owners has installed a new gas boiler and new radiators throughout the property. The kitchen and bathroom refurbishments, including the installation of a ground floor WC, and some building works were completed in the past couple of years.

Extras: Included in the sale are all the fitted floor coverings, fully integrated appliances (excluding the range cooker), light fittings (except the pendant light in the drawing room), and the shed.



ARDMILLAN

Edinburgh

Despite its central location, Ardmillan enjoys proximity to excellent green spaces and leisure facilities. The 7-acre Harrison Park offers leafy walkways, play areas and spots for picnics or morning jogs. Just beyond, the Union Canal towpath provides scenic routes for walking and cycling. These waterside paths are perfect for weekend strolls, and offers a short and pleasant cycle ride into town along the canal. For additional recreation, the Fountain Park leisure complex offers a gym (in addition to restaurants, a cinema and and bowling alley), whilst the restored Victorian swimming baths can be found in nearby Dalry.





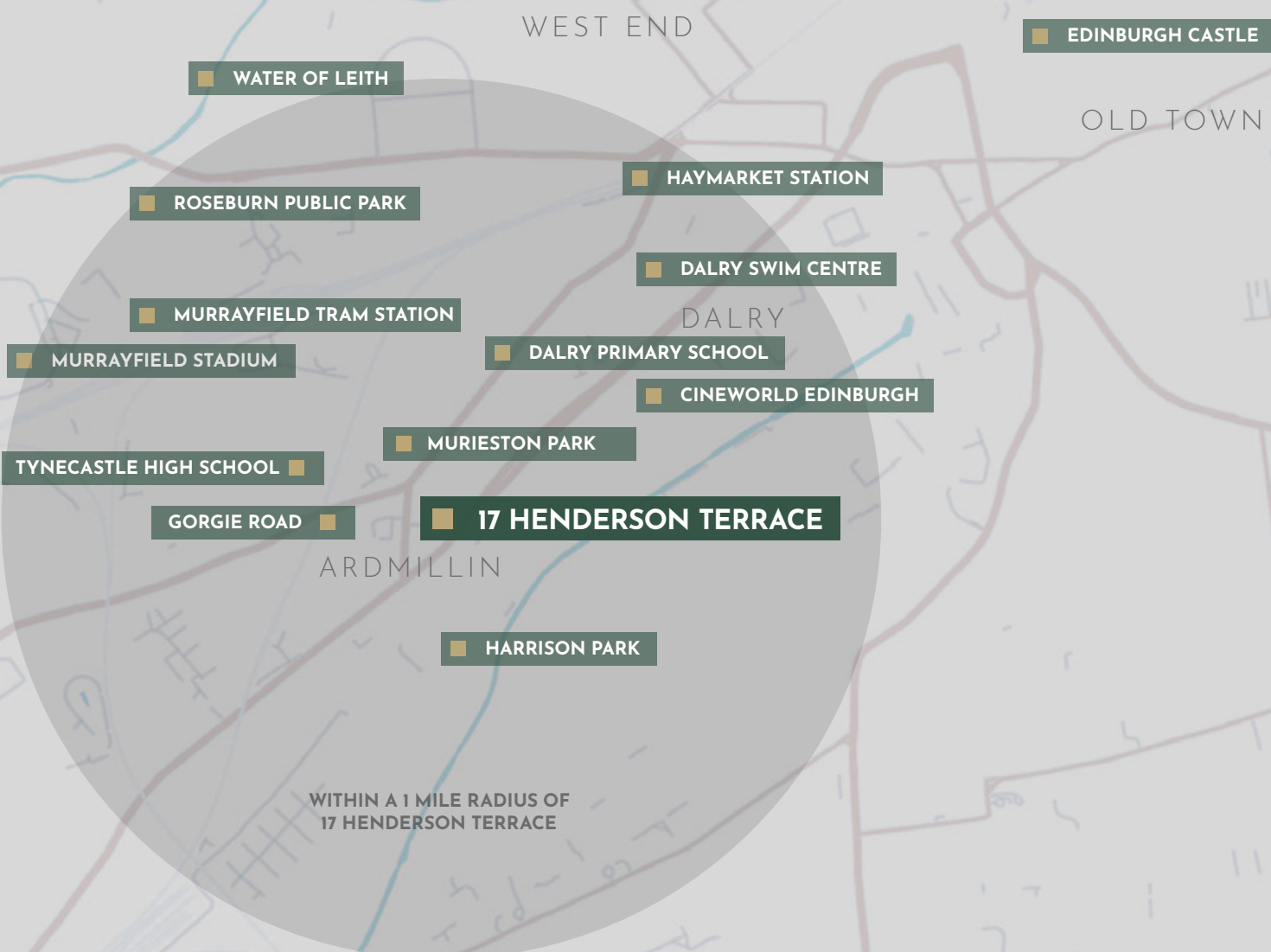
Ardmillan enjoys proximity to excellent green spaces and leisure facilities

Ardmillan is a vibrant and historic residential area, set southwest of the city centre. Located just beyond the cosmopolitan West End, with its eclectic boutiques, bars and artisan cafés, the area offers refined city living with a friendly, village-like welcome. Excellent local amenities are within walking distance, offering everything from independent delicatessens and artisan bakeries to chic boutiques and gourmet restaurants. In fact, neighbouring districts like Gorgie, Dalry, Merchiston and Polwarth provide facilities ranging from small speciality shops to some of Edinburgh's finest bars, bistros and eateries. The area is popular with families due to its range of respected schools. Ardmillan lies in the catchment for Dalry Primary School and Tynecastle High School, with independent schooling at nearby George Watson's College, within walking distance.

The area is exceptionally well-connected, making commuting effortless. Haymarket Station, with its train and tram hubs, is within walking distance and offers links to all parts of the city, the airport, and the rest of the country. Frequent Lothian bus services run along nearby Dalry and Gorgie Roads, putting the city centre within a quick ride.



NEARBY AMENITIES



WITHIN A 1 MILE RADIUS OF
17 HENDERSON TERRACE



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

WELCOME TO CULLERTON'S

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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.

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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

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