

26/29 VIEWFORTH

BRUNTSFIELD, EDINBURGH, EH10 4FF

A stunning three-bedroom duplex apartment in sought-after Bruntsfield with immaculate interiors and high-specification finishings, forming part of an iconic B-listed building which has been converted to exceptionally high standards by CALA Homes.





— 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.

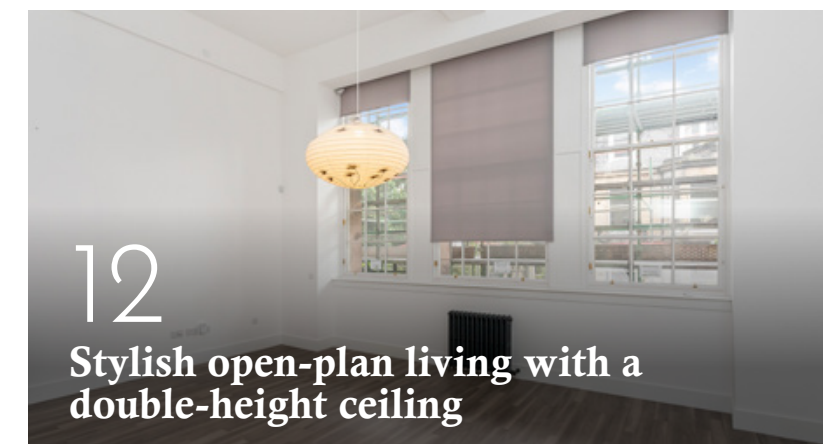
Mark Cullerton

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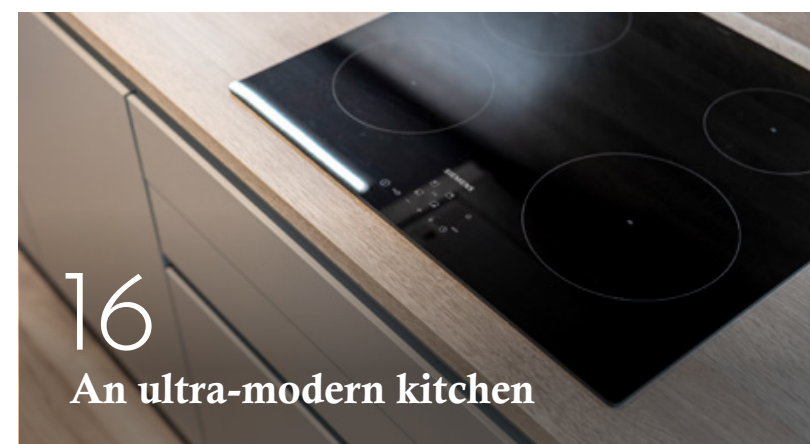


Welcome to 26/29 Viewforth
Impressive accommodation finished to exacting standards

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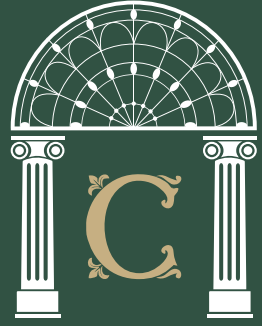


Stylish open-plan living with a double-height ceiling



An ultra-modern kitchen

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Property Name

26/29 Viewforth

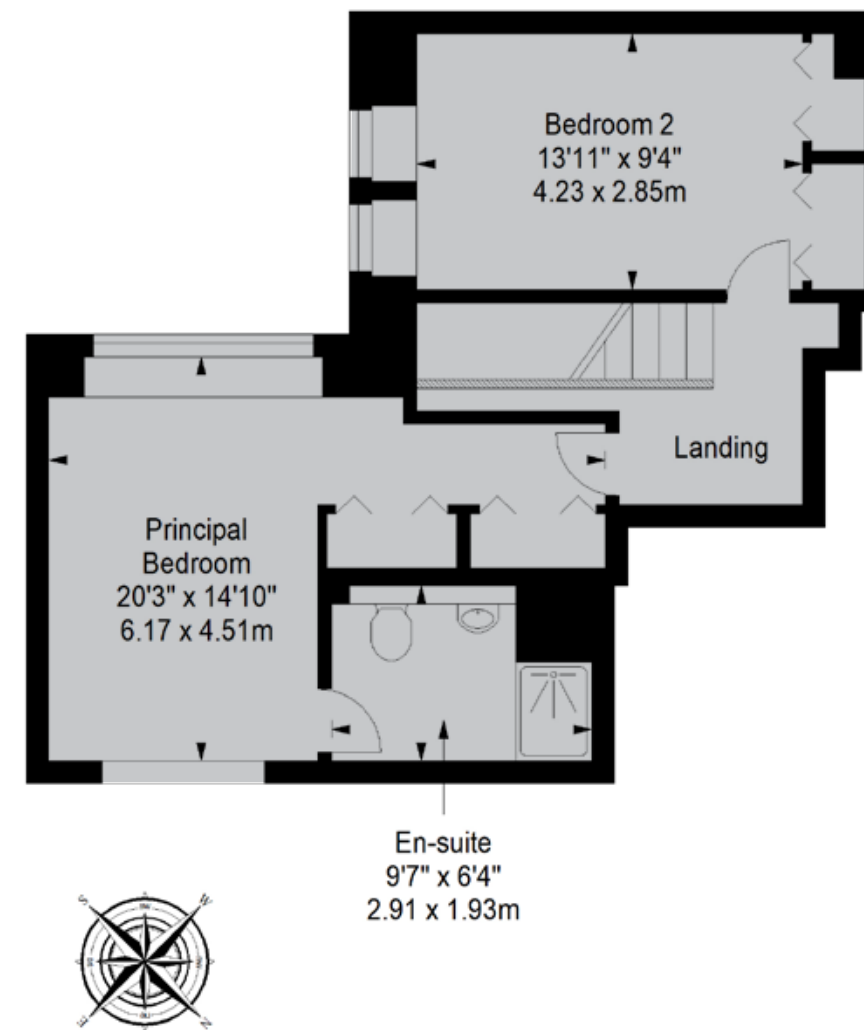
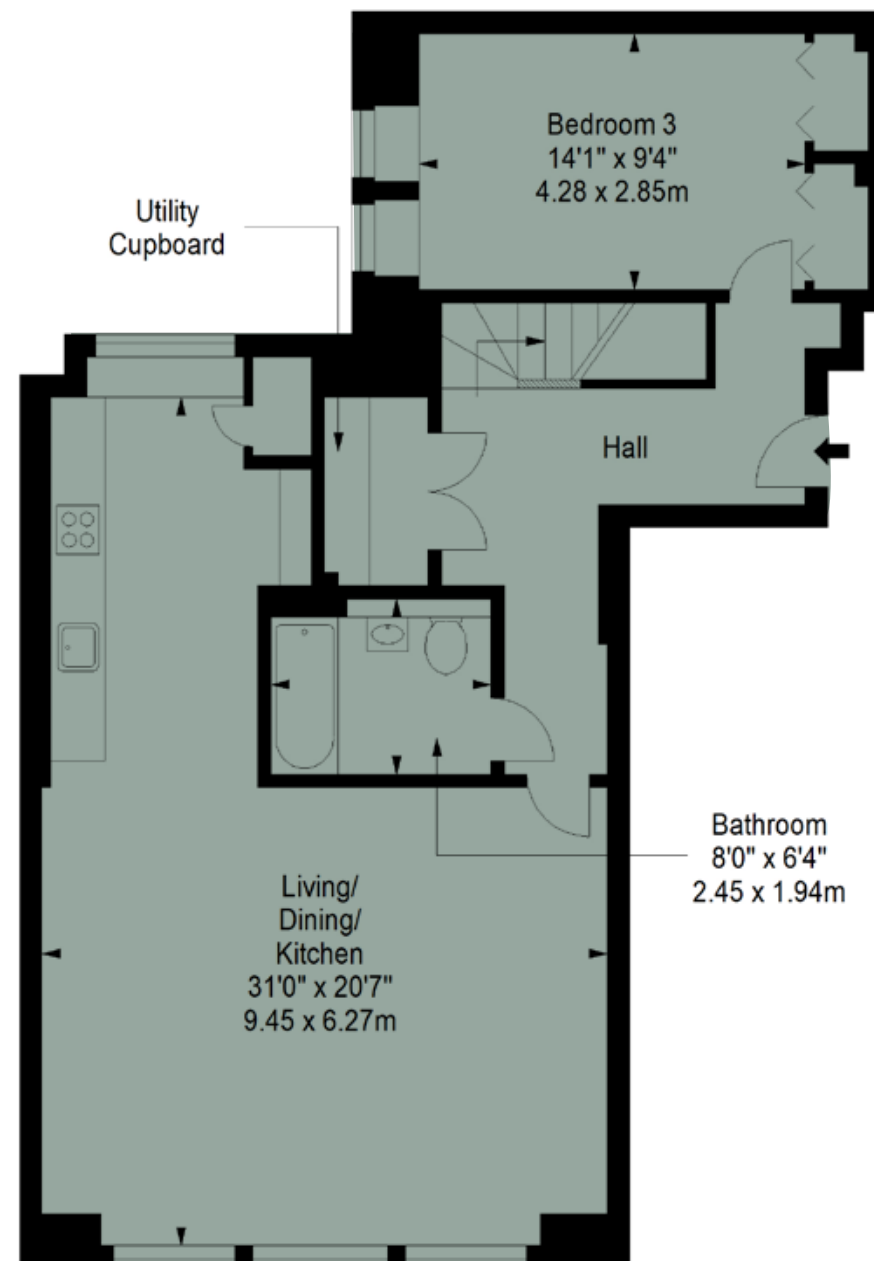
Location

Bruntsfield, Edinburgh, EH10 4FF

Approximate total area:

129.6 sq. metres (1395.1 sq. feet)

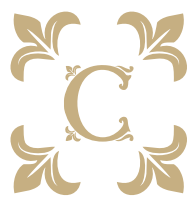
 - Ground Floor  - First Floor



AN OUTSTANDING CITY HOME THAT OFFERS THE VERY BEST
IN CONTEMPORARY LIVING



26/29
Viewforth



STUNNING DUPLEX APARTMENT

with immaculate interiors



This exclusive three-bedroom duplex apartment is on the ground and first floors of a prestigious B-listed building (1911-1914) by John Alexander Carfrae. Formerly the Boroughmuir High School, this Renaissance-style building with Byzantine details has been converted by CALA Homes into a unique collection of 87 luxurious apartments. The property itself features expansive, light-filled rooms with a blank canvas of décor and a host of charming features and high-specification finishings. It includes an impressive reception area, a state-of-the-art kitchen, and a premium en-suite and family bathroom. Add secure allocated parking and a highly sought-after location in the Bruntsfield conservation area and you have an outstanding city home that offers the very best in contemporary living.

GENERAL FEATURES

- A stunning duplex apartment with immaculate interiors
- Part of an iconic B-listed building converted by CALA Homes
- Sought-after location in the Bruntsfield conservation area
- Impressive accommodation finished to exacting standards
- Home Report value - £650,000 | EPC Rating - B

ACCOMMODATION FEATURES

- Eye-catching communal hall and lift service to all floors
- Secure entry system and an inviting entrance hall
- Open-plan living and dining room with double-height ceiling
- Ultra-modern kitchen with integrated Siemens appliances
- Separate utility cupboard for discreet laundry
- A large and airy principal suite with:
 - Generous built-in wardrobes
 - Mezzanine-style balcony overlooking the living area
- A contemporary en-suite shower room
- Two further double bedrooms with built-in wardrobes
- High-spec family bathroom with overhead shower
- Private basement storage cage
- Gas central heating system and double-glazed windows

EXTERNAL FEATURES

- Well-maintained communal garden
- Secure allocated residents' parking

Eye-catching

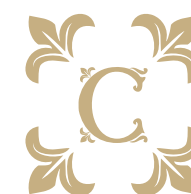
COMMUNAL HALL

The development begins with an eye-catching communal hall that cements the impeccable standards of this luxurious conversion. Stairs and a lift service connect to all floors, with the apartment being accessed via a secure entry system. Stepping into the home, you are greeted by an inviting hall, where crisp white décor and a wood-textured ceramic composite floor offer a tantalising glimpse of what to expect.





STYLISH OPEN-PLAN LIVING



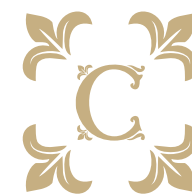
with a double-height ceiling

Continuing the hall's desirable styling, the open-plan living and dining room is an impressively large reception area, which is further enhanced by a double-height ceiling. It can accommodate a wealth of comfy furnishings, as well as a family-sized table and chairs, and it allows for a wide assortment of furniture layouts. Stylish and welcoming, it is a magnificent space which captures warm sunshine from morning till night thanks to dual-aspect windows, including three wonderfully large sash windows that also bring an abundance of character to the room.

"...an impressively large reception area, which is further enhanced by a double-height ceiling."



ULTRA-MODERN KITCHEN



The kitchen shares an open layout with the living area ensuring a sociable flow of accommodation and a dual aspect for a flood of light throughout the entire day. It still retains its own sense of space and adds to the room's sophisticated aesthetic, especially with its suave colour palette and ultra-modern design. Sleek handle-less cabinets provide excellent storage, alongside wood-toned worktops that seamlessly blend with the matching splashbacks.

It is a highly effective look, further enriched by undercabinet lighting for ambient moods and integrated Siemens appliances for a streamlined finish (induction hob, concealed extractor, microwave combi oven, oven, fridge/freezer, and dishwasher).

A separate utility cupboard (by the hall) provides a washer/dryer and additional storage.





BEDROOMS

Two double bedrooms with built-in wardrobes and a large and airy principal suite



Maintaining the home's exceptional standards, the three large double bedrooms are all laid with plush carpets for optimal comfort and each room is supplemented by built-in wardrobes, providing generous clothes storage. The neutral palette continues to elevate each space too, adding to the bright and airy ambience.

The second bedroom is on the first floor, whilst the third bedroom is located on the ground floor.



"...the second bedroom is located on the first floor."





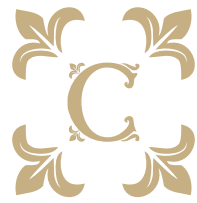
A LARGE PRINCIPAL SUITE

with a mezzanine-style balcony

On the first floor, the principal bedroom has the added luxury of a contemporary en-suite shower room, enveloped in premium tile work and white décor to complement the high-end three-piece suite. Furthermore, this bedroom has the unique feature of a mezzanine-style balcony, with shutters sliding open to a delightful view over the living area.







BATHROOMS

*A high-spec
family bathroom
and en-suite*

Matching the style and standards of the en-suite, the apartment also has a high-spec family bathroom. It features a hidden-cistern toilet, a storage-set washbasin, a downlit fitted mirror, a towel radiator, and a bath with an overhead shower.

Ensuring year-round comfort and efficiency, the home has gas central heating and double-glazed windows, which include heritage-style sash windows for added charm. For added, storage, it also has a private storage cage in the basement of the development.





Allocated parking and a communal garden

The communal garden has a low-maintenance setup, designed for relaxing and socialising with neighbours. Complete with seating areas and planting beds, it is a lovely addition. Furthermore, the development provides secure allocated residents' parking for added convenience. Just a stone's throw from Bruntsfield Links and The Meadows, homeowners also enjoy some of Edinburgh's most popular green spaces practically on their doorstep.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washer/dryer to be included in the sale.

Factor: the development is well maintained throughout and is factored by Ross & Liddell for the approximate monthly cost of £130 per month. This fee covers the maintenance of all exterior and common areas, as well as the lift. Please note, the factor is currently undergoing a transition to Trinity Factors starting 1st July.



BRUNTSFIELD



C

*Home to Edinburgh's
café culture,
Bruntsfield boasts
a fantastic array of
artisan coffee shops,
bistros and eateries,
not to mention
several fine dining
restaurants, bars, and
traditional pubs.*



Situated just southwest of the city centre, Bruntsfield is one of Edinburgh’s most fashionable and sought-after suburbs.



For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quartermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur’s Seat and Salisbury Crag are also nearby for brisk walks and stunning skyline views over the capital. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

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: St George’s School for Girls, George Heriot’s School, George Watson’s

CULTURE

Church Hill Theatre, Dominion Cinema, galleries and artists’ studios

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

MARCHMONT, MEADOWS AND BRUNTSFIELD CONSERVATION AREA

LOCATION



Roughly 1 mile from the heart of the city centre

TRANSPORT



Bus – 10, 11, 15, 16, 23, 27, 36, 45, N11, N16, X15

Train Station – Haymarket (0.8 miles), Waverley (1.6 miles)

Airport – Edinburgh International (7.6 miles)



SPORTS

Merchiston Tennis & Bowling Club, Forth Canoe Club, Iyengar Yoga Centre, Meggetland Sports Complex

PARKS

The Meadows, Bruntsfield Links, Union Canal Walkway

FOOD & DRINK

Restaurants, bistros, traditional pubs and bars, artisan chocolate and coffee shops

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

WELCOME TO CULLERTON'S

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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— *Property Consultant*

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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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 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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