

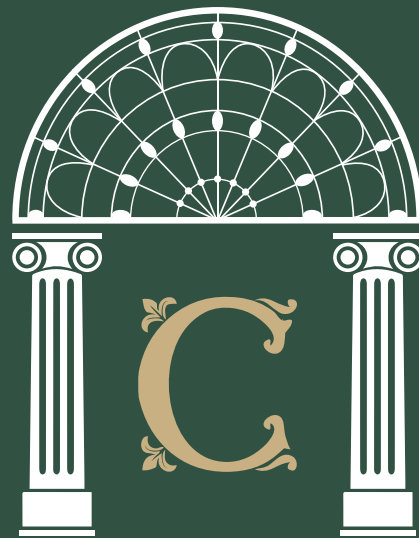
# 34/3 EAST FETTES AVENUE

INVERLEITH, EDINBURGH, EH4 1RE

*Welcome to a beautiful two-bedroom first-floor flat which is presented in true move-in condition, forming part of an exclusive development in Edinburgh's sought-after Inverleith conservation area.*







— 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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*A beautiful two-bedroom first-floor flat*

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Living/dining room



The kitchen

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# Property Name

34/3 East Fettes Avenue

# Location

Inverleith, EH4 1RE

# Approximate total area:

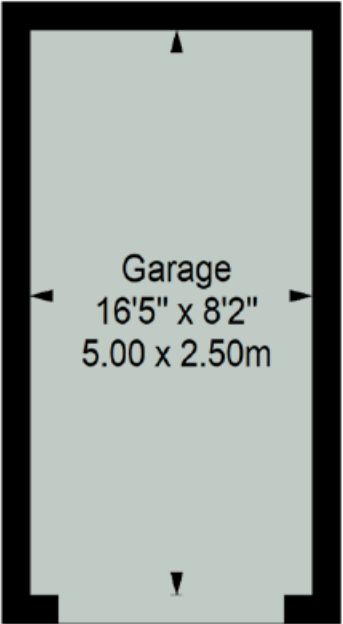
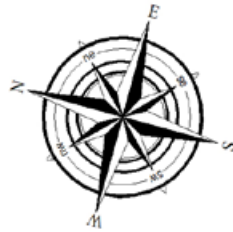
68.6sq. metres (738.4 sq. feet)



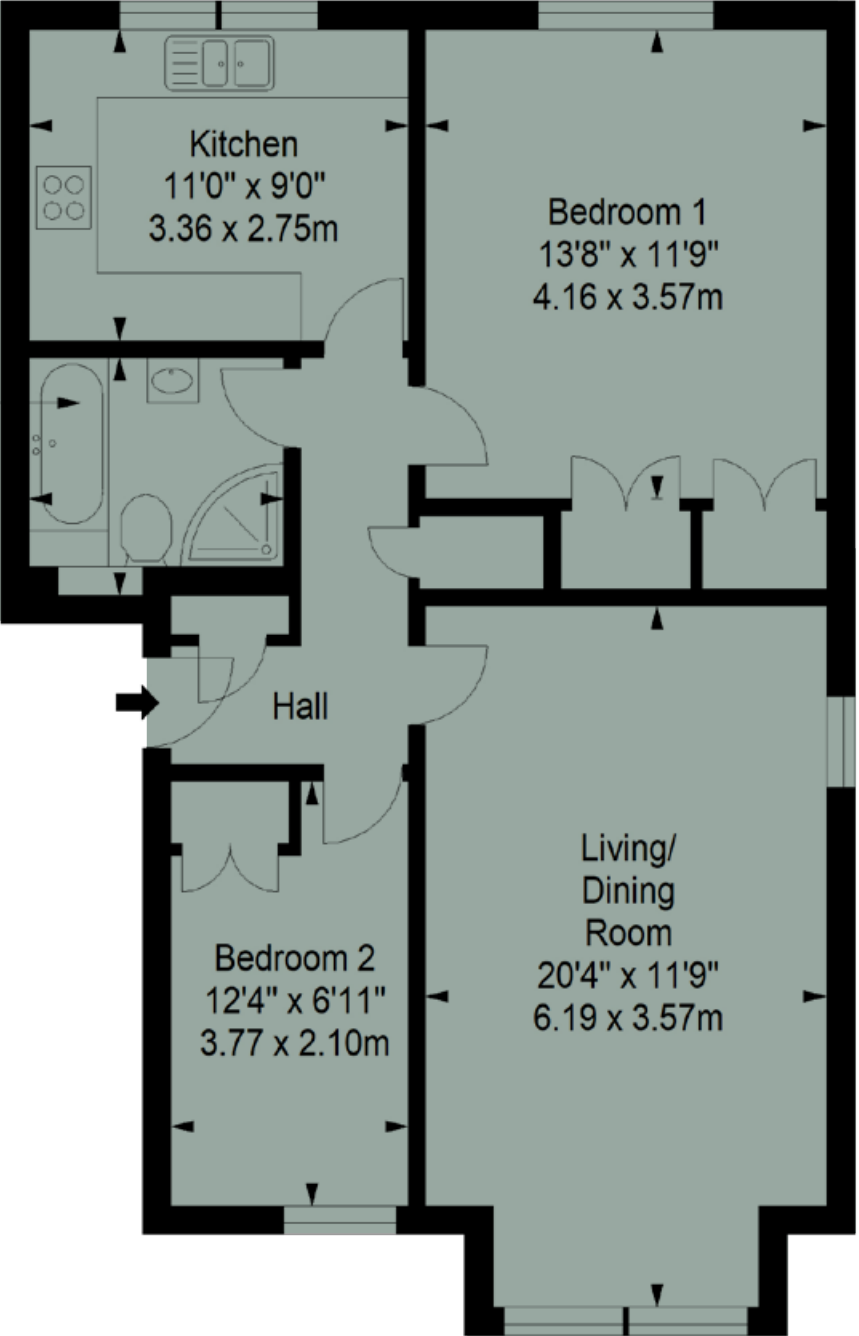
External



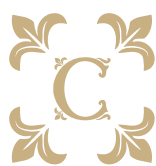
First Floor



Bathroom  
7'6" x 6'11"  
2.29 x 2.12m







Finished to exacting standards, this first-floor flat is a large two-bedroom residence which has been lovingly decorated in light neutral hues and with quality fixtures and fittings. It boasts an expansive living area, a generously appointed kitchen, and a four-piece bathroom. It also has ample storage to keep the interiors tidy and it has the advantage of a private garage for secure parking. Forming part of a sought-after development in Inverleith, this home has a highly desirable location as well. It has lots of idyllic green spaces within easy walking distance, including the Royal Botanic Garden and Inverleith Park, and it is close to well-regarded schools. Furthermore, there are excellent amenities nearby as well, including Craighleith Retail Park which has a range of supermarkets and a host of high-street favourites. Just a 10 minutes' drive from the heart of the city centre, this home offers a high degree of convenience, appealing to a wide variety of buyers.

## GENERAL FEATURES

- A first-floor flat in true move-in condition
- Forms part of an exclusive development
- Situated in the Inverleith conservation area
- Beautiful neutral interiors and quality finishings
- Home Report value - £310,000
- EPC Rating - C

## ACCOMMODATION FEATURES

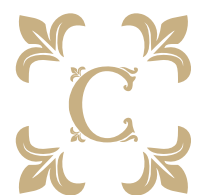
- Secure telephone-entry system
- Welcoming entrance hall with built-in storage
- Expansive living/dining room with dual-aspect windows
- Monochrome-inspired kitchen with generous storage
- Large double bedroom with built-in wardrobes
- Versatile second bedroom with built-in wardrobe
- Premium bathroom with a four-piece suite
- Gas central heating and double-glazed windows

## EXTERNAL FEATURES

- Well-maintained communal gardens
- Private residents' parking and a private garage







# ENTRANCE

*An immaculate introduction*



Accessed via a secure telephone-entry system and shared stairwell, the front door to the flat opens with a warm welcome into a hall with built-in storage. The light neutral décor and soft carpeting ensure an immaculate introduction, whilst setting the standards to be found throughout.



# BEAUTIFULLY STYLED

*to make you feel instantly at home*







Continuing the hall's attractive decoration, the living/dining room is beautifully styled to make you feel instantly at home and comfortable. It has an expansive footprint too, easily accommodating lounge furniture and a table and chairs, alongside additional furnishings and decorations. Dual-aspect windows ensure a flood of natural light throughout the day and a handsome mantelpiece forms a charming focal point for arranging sofas.



*A monochrome-inspired kitchen*

# WITH LEAFY VIEWS

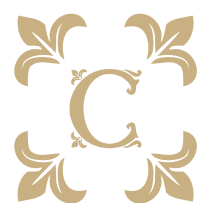


Enjoying a monochrome-inspired design, the kitchen has a generous range of white cabinets and black granite-style worktops, providing fantastic storage and workspace. White metro-effect splashback tiles complete the look, whilst twin windows add to the airy ambience, framing delightful views over the shared garden. A selection of freestanding appliances are included in the sale as well (electric cooker, fridge, freezer, dishwasher, and washing machine).









# BEDROOMS

*Light and inviting*

The two bedrooms both echo the style of the living area, which creates a light and inviting environment. The principal bedroom is a large double with plenty of floorspace for bedside furnishings and an office desk for working from home. Furthermore, it is supplemented by two built-in wardrobes providing generous clothes storage. The second bedroom has a built-in wardrobe as well.





*This versatile space is currently arranged as a nursery, showcasing the flexibility of the room, yet it could easily be used as a large single, an additional reception area, or even as a dedicated office.*







# BATHROOM

## *A premium four-piece bathroom*

The bathroom features a premium four-piece suite, enveloped by easy-to-clean splashback panels. It is comprised of a toilet, a washbasin, a large fitted mirror, a double-ended bath with a handheld shower, and a separate shower cubicle.

For comfort and efficiency, the property has gas central heating and double glazing throughout.



A large, well-maintained garden with a manicured lawn, mature plants, and a swing set. The garden is enclosed by a stone wall and a dense hedge. A swing set with orange seats and blue frames is visible on the right. The sky is blue with white clouds.

# A TRANQUIL AMBIENCE

*Externally, the development has well-maintained communal gardens, including an enclosed garden laid with a manicured lawn that is fringed by mature plants for a scenic ambience.*





## GARDEN & PARKING

There is also private residents' parking, and the flat has the added advantage of a private garage as well.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge, a freezer, a dishwasher, and a washing machine to be included in the sale.

Factor: the development is factored by Ross & Liddell for the approximate monthly fee of £80. This fee includes the upkeep and maintenance of communal areas (including the garden) and block buildings insurance.







# INVERLEITH

Just north of the city centre and bordered by exclusive Trinity and cosmopolitan Stockbridge, the leafy suburb of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities, particularly beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Inverleith is also home to The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities in Stockbridge and Canonmills (including a superstore), while the attractions of the city centre are just a short walk or bus journey away. Inverleith offers primary and secondary schooling within its catchment area and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.

## SCHOOLS

tate Schools: Flora Stevenson Primary School, Broughton High School, Holy Cross RC Primary School, St Thomas of Aquin's RC High

Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls, Trinity Academy

## CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

## SHOPPING

Local convenience stores and nearby supermarkets, with a wealth of outstanding independent retailers and grocers in neighbouring Stockbridge, including award-winning restaurants, bars and cafes.

# #1

A HIGHLY SOUGHT-AFTER AREA THAT IS POPULAR WITH PROFESSIONALS AND FAMILIES, SET CLOSE TO STOCKBRIDGE AND THE CITY

## LOCATION



Fashionable and highly sought-after city district

## TRANSPORT



Bus – 8, 9, 14, 21, 23, 27, 29,

Tram Stop – West End (1.7 miles)

Train Station – Haymarket (1.7 mile)

Airport – Edinburgh International (7.4 miles)



## SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

## FOOD & DRINK

Near some of Edinburgh's best restaurants, fine dining, delis, pubs, and cafes

## PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycle way



— *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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