

# 1 (2F) DOUGLAS CRESCENT

WEST END, EDINBURGH, EH12 5BB

*Welcome to an exceptional two/three-bedroom second-floor flat which offers a stylish mix of period architecture and contemporary interior design, creating a fabulous city home in true walk-in condition.*





— 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.

*M Cullerton*

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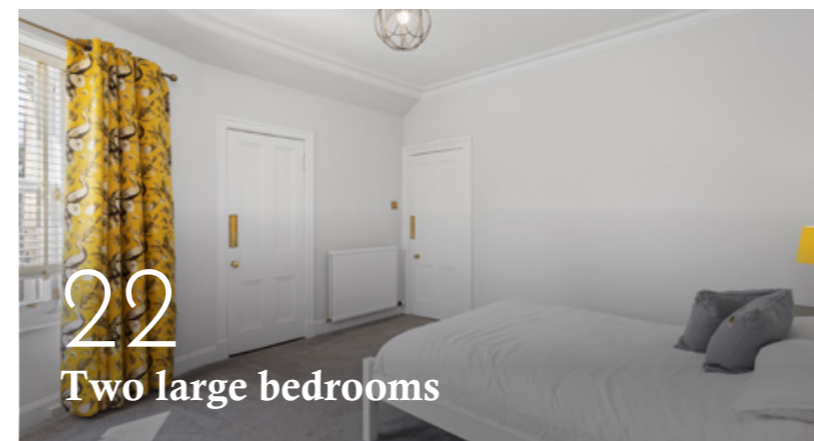


Welcome to 1 (2F) Douglas Crescent  
*Exceptional two/three-bedroom second-floor flat*

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The living room



Two large bedrooms

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Property Name

1 (2F) Douglas Crescent

Location

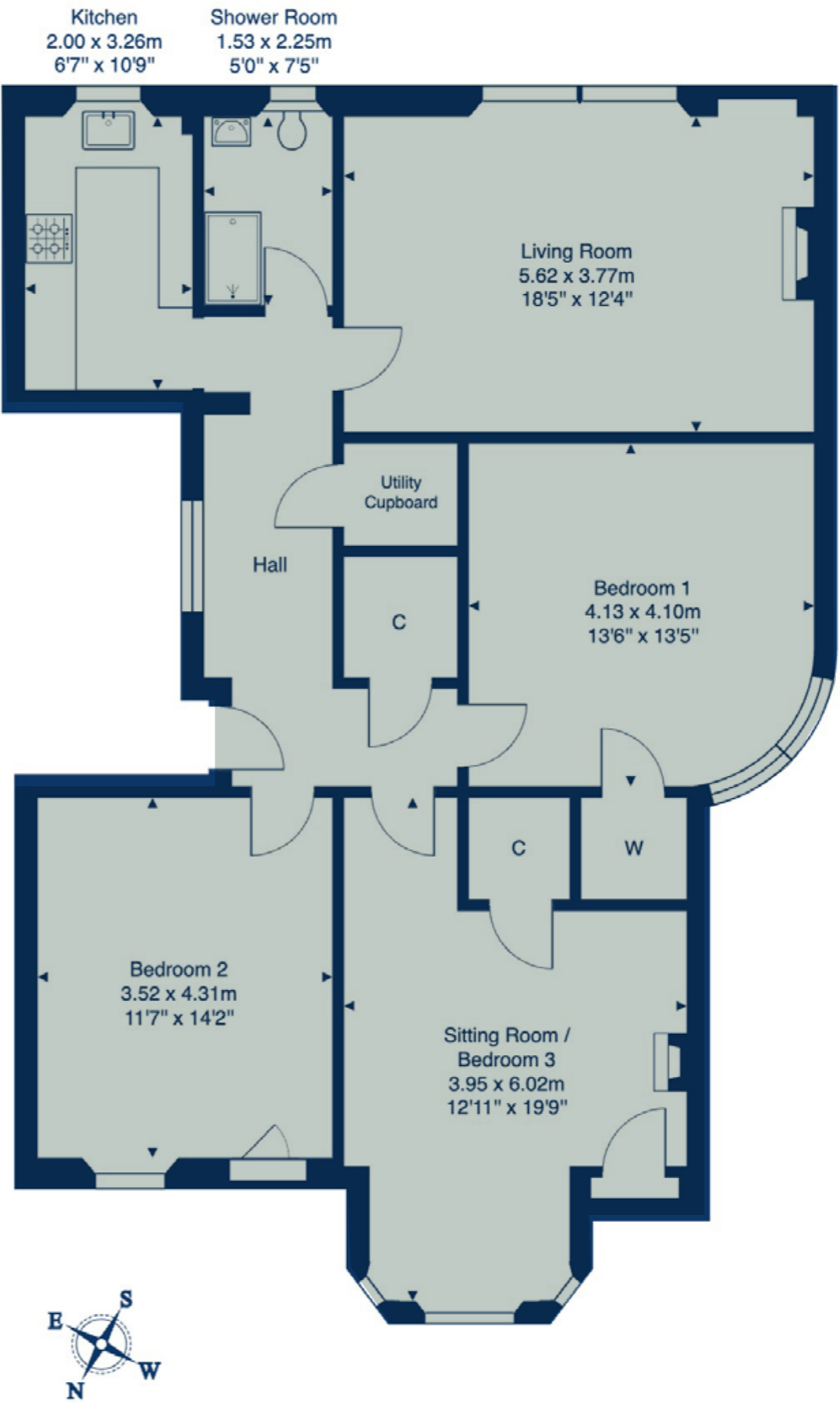
West End, Edinburgh, EH12 5BB

Approximate  
total area:

103.2 sq. metres (1111 sq. feet)



Second Floor





# EXCLUSIVE

*flat located in Edinburgh's West End*

Part of an historic B-listed building (1875-1879) by John Chesser, this exclusive second-floor city flat has a prestigious location in Edinburgh's West End, set within a highly sought-after Victorian crescent in the New Town conservation area and UNESCO World Heritage Site. Overlooking Douglas Crescent Gardens which homeowners can have access to, it has a tranquil ambience and a high degree of convenience, with all the city centre has to offer within easy walking distance. The home itself is of an exceptionally high standard too, enjoying elegant modern interiors and high-end finishings, which include a breakfasting kitchen and three-piece shower room. Furthermore, this spacious property features two/one reception rooms and two/three double bedrooms, allowing you the versatility to shape the interiors to your lifestyle and requirements. It is an outstanding city home that will be in very high demand.

## GENERAL FEATURES

An exclusive second-floor city flat with stylish interiors  
Part of an historic B-listed building in the West End  
In a conservation area and UNESCO World Heritage Site  
Modern interior design and high-end finishings  
Home Report value - £535,000 | EPC Rating - D

## ACCOMMODATION FEATURES

Secure entry system and well-kept shared stairwell  
Naturally-lit entrance hall with built-in storage  
Spacious living room with southeast-facing aspect  
Versatile sitting room/third double bedroom  
Modern kitchen with a fitted breakfast bar  
Separate utility cupboard for discreet laundry  
Two large double bedrooms (one with a walk-in wardrobe)  
Premium shower room with a three-piece suite  
Secure private store cupboard (at ground level)  
Gas central heating and traditional windows

## EXTERNAL FEATURES

Access to Douglas Crescent Gardens (for a small fee)  
Controlled permit parking (Zone 1)



# FASHIONABLE

*from the outset*

With its sandstone ashlar façade and symmetrical architecture, the Victorian building offers a strong first impression, which continues inside with a traditional stairwell decorated by period cornice work and a rooflight for a flood of daily sun. A secure telephone-entry system grants access to the flat, which begins with a naturally-lit entrance hall with built-in storage. With fashionable grey décor and rich wood-style flooring, it is clear from the outset that this home is of an impressively high standard.



# THE LIVING ROOM



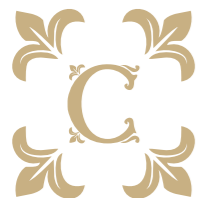


The living room continues the hall's on-trend décor, adding a plush carpet for maximum comfort. It is a stylish aesthetic that is instantly inviting and easy to dress. The spacious proportions are bathed in natural light from southeast-facing sash windows, whilst a handsome fireplace ensures a warm and cosy living environment all year round. For added practicality, there is also a shelved recess for books and display items.



A versatile sitting room provides a second reception area that is equally spacious, comfortable, and stylish. This room has useful built-in storage and a charming arched bay window, whose curvature forms the ideal spot for a dining table and chairs. It provides the homeowner with additional flexibility, allowing you to use the space as you see fit.





*A modern  
breakfasting*

# KITCHEN

The kitchen has a modern design with an immaculate colour palette, pairing sleek cabinets with marble-inspired worktops. It is a beautiful and practical style that is further enhanced by undercabinet lighting for ambient moods and a fitted breakfast bar for casual meals. Seamlessly integrated appliances add the final touch, creating a smooth finish (gas hob, slimline extractor, double oven, fridge/freezer, and dishwasher). A separate utility cupboard also provides a discreet space for laundry.





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



# BEDROOMS

*Large bedrooms with  
flawless styling*



Continuing the home's exceptional attention to detail, the two bedrooms are both large doubles with flawless styling and thick carpets. The second bedroom is neutrally decorated and it has an arched feature window for added charm. If required the sitting room could easily be used as a third double bedroom as well, meeting the needs of growing families.



# THE PRINCIPAL

The principal bedroom, decorated in olive tones and with white detailing, also benefits from a walk-in wardrobe, as well as a unique curved wall that adds character to the space.



# *A premium* SHOWER ROOM

Enveloped in white tiles and ocean blue décor, the shower room has a charming aesthetic and a premium three-piece suite. It features a hidden-cistern toilet, a storage-set washbasin, and a double walk-in shower cubicle with handheld and overhead rainfall showers.

The property has gas central heating and traditional single-glazed windows with timber frames. For additional storage, it also has a secure private cupboard at the ground level of the building.





For a small annual fee, homeowners have access to the private Douglas Crescent Gardens, which are only shared with local residents. These Victorian gardens cover 4.4 acres with the Water of Leith forming its norther boundary, providing a wealth of outdoor space that is beautifully maintained – perfect for finding a place to relax from the hustle and bustle of the city centre. Conveniently, the property also falls within a controlled permit parking area (Zone 1), ensuring residents have space to park.

Management: there is an informal committee to which £100 per month is payable. This fee covers the costs of building maintenance and the cleaning and upkeep of the stairs. A fee of £180 per annum is also payable to the Douglas Crescent Gardens Association for access and maintenance to the private gardens.



# WEST END



*access to the very best of the capital and its world-class amenities.*



The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall.



Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.

## SCHOOLS

State Schools: Roseburn Primary School, Craigmount High School, St Mary's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: Fettes College, ESMS Schools, St George's School for Girls

## CULTURE

Scottish National Gallery of Modern Art (One & Two), Usher Hall, Traverse Theatre, Royal Lyceum, Edinburgh Filmhouse

## SHOPPING

Local independent shops in Stockbridge, high-street stores on Princes Street, George Street

# #1

AREA OF OUTSTANDING  
ARCHITECTURAL BEAUTY AT  
THE HEART OF EDINBURGH

## LOCATION



New Town  
Conservation Area

## TRANSPORT



Bus – 3, 4, 25, 26, 31,  
33, 44

Tram Stop – West End  
(0.6 miles)

Train Station –  
Haymarket (0.4 miles)

Airport – Edinburgh  
International (6.4 miles)



## SPORTS

24-hour PureGym,  
Drumsheugh Baths  
Club, Ravelston  
Golf Club

## FOOD & DRINK

Diverse range of cafés,  
wine bars, coffee  
houses, traditional  
pubs, restaurants and  
fine dining

## PARKS

Dean Gardens, The  
Water of Leith Walkway,  
Belgrave Gardens,  
Inverleith Park

— *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

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.