

3 CLARENCE STREET

STOCKBRIDGE, EDINBURGH, EH3 5AE



CULLERTON'S



— 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.

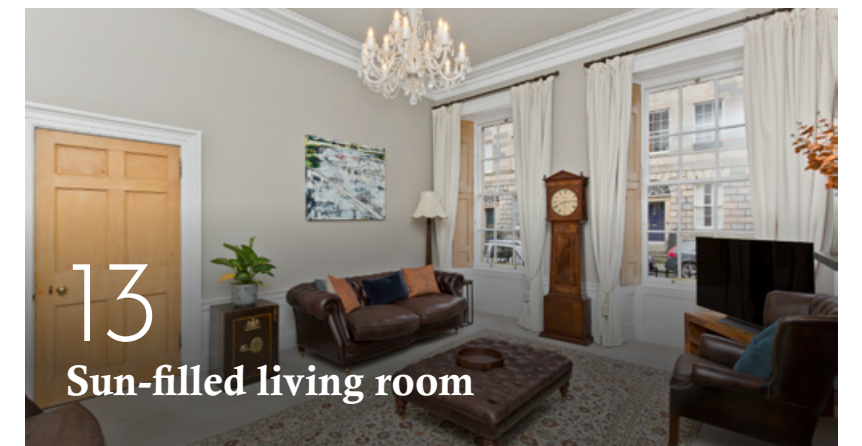
M Cullerton

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Sun-filled living room



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Property Name

3 Clarence Street

Location

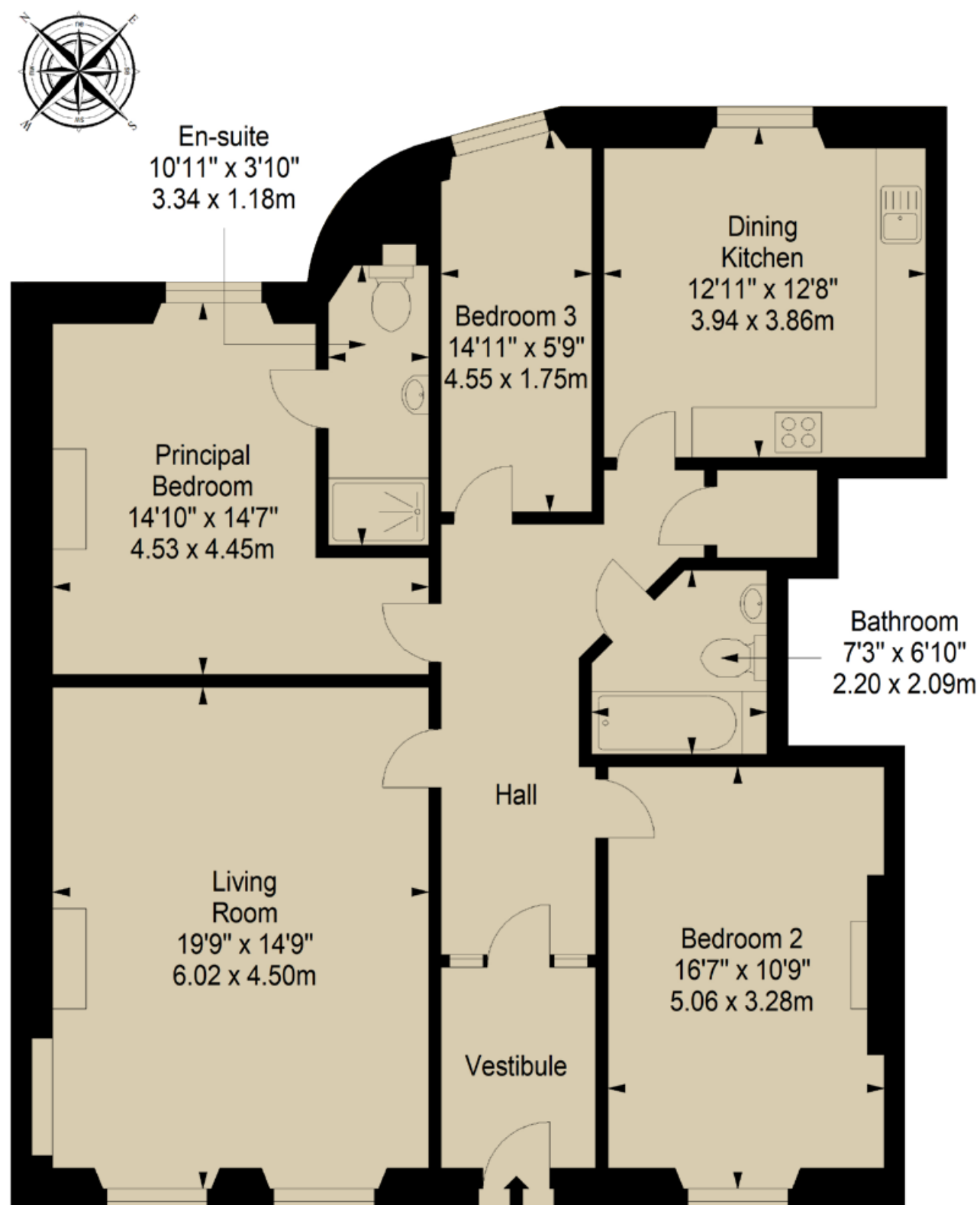
Stockbridge, Edinburgh, EH3 5AE

Approximate total area:

112.1 sq. metres (1206.6 sq. feet)



Ground Floor





SPACIOUS

main-door flat in a Georgian B-listed tenement

This three-bedroom main-door flat in charming Stockbridge is the epitome of Georgian elegance, offering spacious, light-filled rooms brimming with authentic character. It is situated within a B-listed tenement, granting residents shared access to a lovely walled garden. Located in the New Town conservation area, with conveniently controlled on-street parking, this desirable city home lies enviably close to the Water of Leith walkway and cycle path, and within walking distance of Waverley Station and the airport tramline on Princes Street.

GENERAL FEATURES

Sought-after Stockbridge location in the New Town conservation area
A stone's throw from local shops, the Water of Leith, and a primary school
Spacious main-door flat in a Georgian B-listed tenement
Light-filled interiors blending period elegance with sympathetic modern styling
Home Report value - £700,000
EPC Rating - C

ACCOMMODATION FEATURES

Impressive entrance vestibule and hall (with storage)
Generous southwest-facing living room
Bright contemporary dining kitchen
Rear-facing principal suite with luxury shower room
Two further bedrooms (a double and a rear-facing single)
Stylish family bathroom with a shower-over-bath
Gas central heating and classic sash windows with working shutters

EXTERNAL FEATURES

Attractive shared rear garden
Private seating area outside the front door
Controlled on-street parking (Zone 5A)



3 Clarence
Street



AN IMPRESSIVE ENTRANCE

A Georgian New Town home in charming Stockbridge

This exquisite New Town residence boasts high ceilings, large twelve-pane sash windows with working shutters, and refined decorative details. The sophisticated interiors are presented in a classical colour palette with stylish, sympathetic finishes. Ideal for families, the flat offers an en-suite shower room, a bathroom, and generous living space — all in a sought-after Stockbridge location, renowned for its village feel, excellent local shopping, green spaces, and reputable schools.

The flat makes an instant impression with its grand, fan-lit entrance and elegant Georgian symmetry, echoed in the arched vestibule and adjoining hall. With rich décor and honey-toned hardwood flooring, the hallway sets the tone for the opulent interiors and includes practical storage.





Sun-filled living room brimming with

ELEGANT CHARACTER





Immediately on the left is the magnificent living room, bathed in afternoon light from twin southwest-facing windows. Soft carpeting enhances comfort, while original features abound — including an imposing fireplace, ornate cornice and ceiling rose, deep skirting, and a shelved Edinburgh Press.

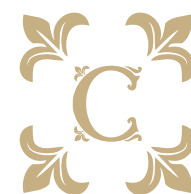
CONTEMPORARY DINING KITCHEN



At the rear, overlooking the shared garden, is a light-filled kitchen adorned with classic corning. Designed around a central six-person dining area, this contemporary space is perfect for family meals and relaxed entertaining. Oak-toned fitted cabinetry and a marble-effect worktop are paired with mosaic tiles and a wood floor. A gas range cooker with a stainless-steel splashback and chimney hood forms a homely focal point. Additional appliances include an integrated dishwasher and washer-dryer, with space for an upright fridge-freezer.

*A bright contemporary
kitchen with a social
dining area*





GARDEN-FACING PRINCIPAL SUITE

Peacefully positioned to the rear, the principal bedroom enjoys garden views, an ornamental fireplace, and detailed cornicing. It forms a luxurious suite with a sleek en-suite shower room, styled with marbled tiling and matte black finishes.

The shower room features a rainfall shower, a floating vanity with a basin, an illuminated mirror cabinet, a WC, and a towel radiator.



The principal bedroom enjoys garden views, an ornamental fireplace, and detailed cornicing



TWO FURTHER

inviting bedrooms



The second spacious double bedroom also showcases period details, including a fireplace and decorative cornice. The third bedroom — a quiet, rear-facing single — is ideal as a child's room or productive home office.



A BEAUTIFUL

family bathroom

Equally stylish, the main bathroom is traditionally appointed with a high-level cistern toilet, a pedestal basin, and a bath with an overhead rainfall shower. Metro brick tiles and patterned flooring add timeless appeal.



SHARED WALLED GARDEN

and conveniently controlled parking

The flat enjoys access to a charming shared walled garden via a neighbouring stairwell. Surrounded by rustic stone walls, it features a neat lawn, vibrant planting, and a welcoming seating area. Additionally, a private seating spot is located directly outside the flat's front door. Local on-street parking is controlled under Zone 5A, ensuring priority for residents.

Extras: The sale includes all fitted floor coverings, some window coverings, and light fittings, as well as integrated kitchen appliances. Whilst Smeg Fridge/freezer, black overmantle mirror in the living room, grandfather clock, curtains in the living room and main bedroom, along with a chandelier in the main bedroom, are available via separate negotiation.




3 Clarence Street

STOCKBRIDGE

Its bustling main street, which is a few minutes' stroll from the property, features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket (a 15-minute walk away), an M&S food hall, and the weekly farmers' market (2 minutes away and taking place every Sunday). Known for its buzzing social scene, Stockbridge village has the perfect venue for every occasion, from trendy bars and award-winning restaurants to cosy traditional pubs and coffee shops.

Stockbridge residents are spoiled for choice when it comes to enjoying the great outdoors, with some of the capital's most beloved green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh. For sport and fitness enthusiasts, there is no shortage of gyms and sports clubs, including The Grange Club, which offers facilities for cricket, hockey, squash, and tennis, or Glenogle Swim Centre, featuring restored Victorian swimming baths and a state-of-the-art gym.

Schooling is provided locally at Stockbridge Primary School (a 2-minute walk away), followed by Broughton High School (which can be reached on foot in just over 15 minutes), and the area is also well-placed for a choice of independent schools. Stockbridge is served by a vast network of bus and cycle routes across the city centre, and is also an easy stroll from the Princes Street tram stop and Edinburgh Waverley station.



Adjacent to the prestigious New Town and an easy fifteen-minute stroll from the city centre, cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital.

SCHOOLS

State Schools: Stockbridge Primary School, Broughton High School

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

CULTURE

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

SHOPPING

Outstanding Independent retailers and grocers. Supermarkets include Waitrose, the M&S food hall, and Sainsbury's. Stockbridge Farmers Market. Luxury brands at Multrees Walk and George Street in the New Town.

#1

EXCLUSIVE VILLAGE-STYLE LOCATION AT THE FOOT OF THE NEW TOWN

LOCATION



Stockbridge

PARKS

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

TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – Princes Street (0.7 mile)

Train Station – Edinburgh, Waverley (1.2 miles)

Airport – Edinburgh International (7.8 miles)



SPORTS

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

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby

— *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.

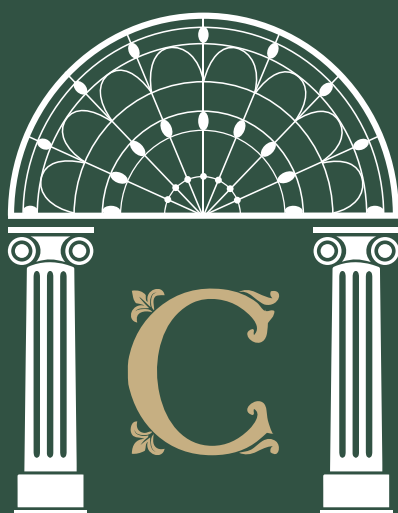
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— *About Mark*

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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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