

157A BROUGHTON ROAD

CANONMILLS, EDINBURGH, EH7 4JJ

Unique and contemporary main-door flat in Canonmills, offering immaculately presented accommodation including three bedrooms, a fabulous open-plan living area, a bathroom, and a separate WC, plus a private balcony.



CULLERTON'S



WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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TABLE OF CONTENTS



06

Welcome to 157A Broughton Road
A unique main-door flat in the Canonmills

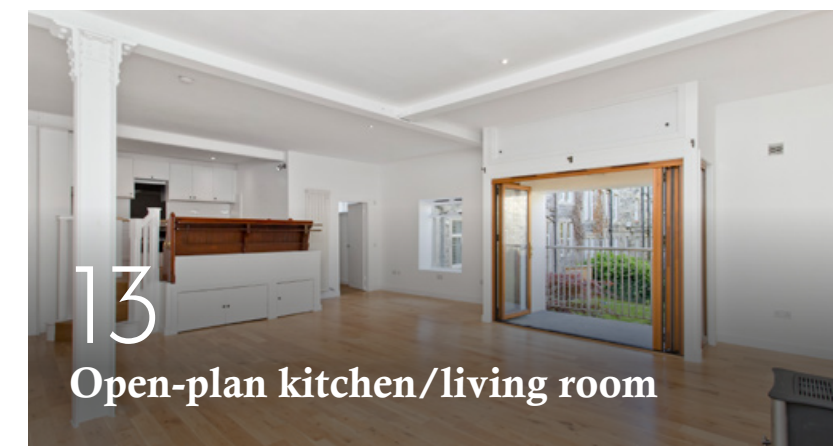
04 Floorplan

06 The property

11 The entrance

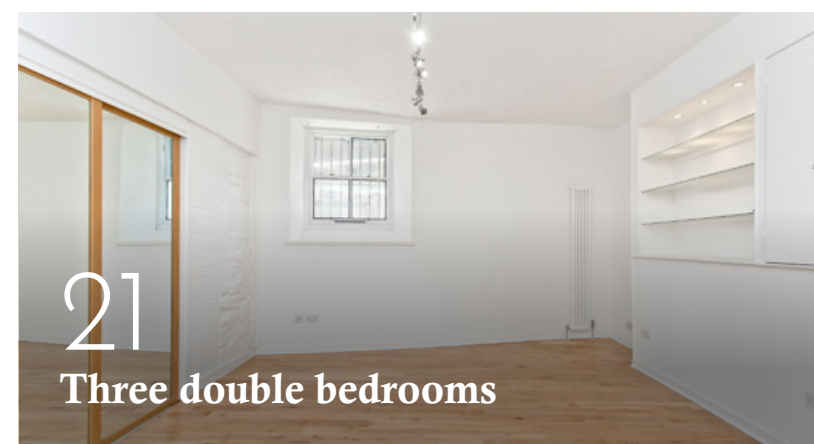
13 The reception room

19 The kitchen



13

Open-plan kitchen/living room



21

Three double bedrooms

21 Three bedrooms

24 The bathroom

27 Gardens & parking

28 Canonmills



Property Name

157A Broughton Road

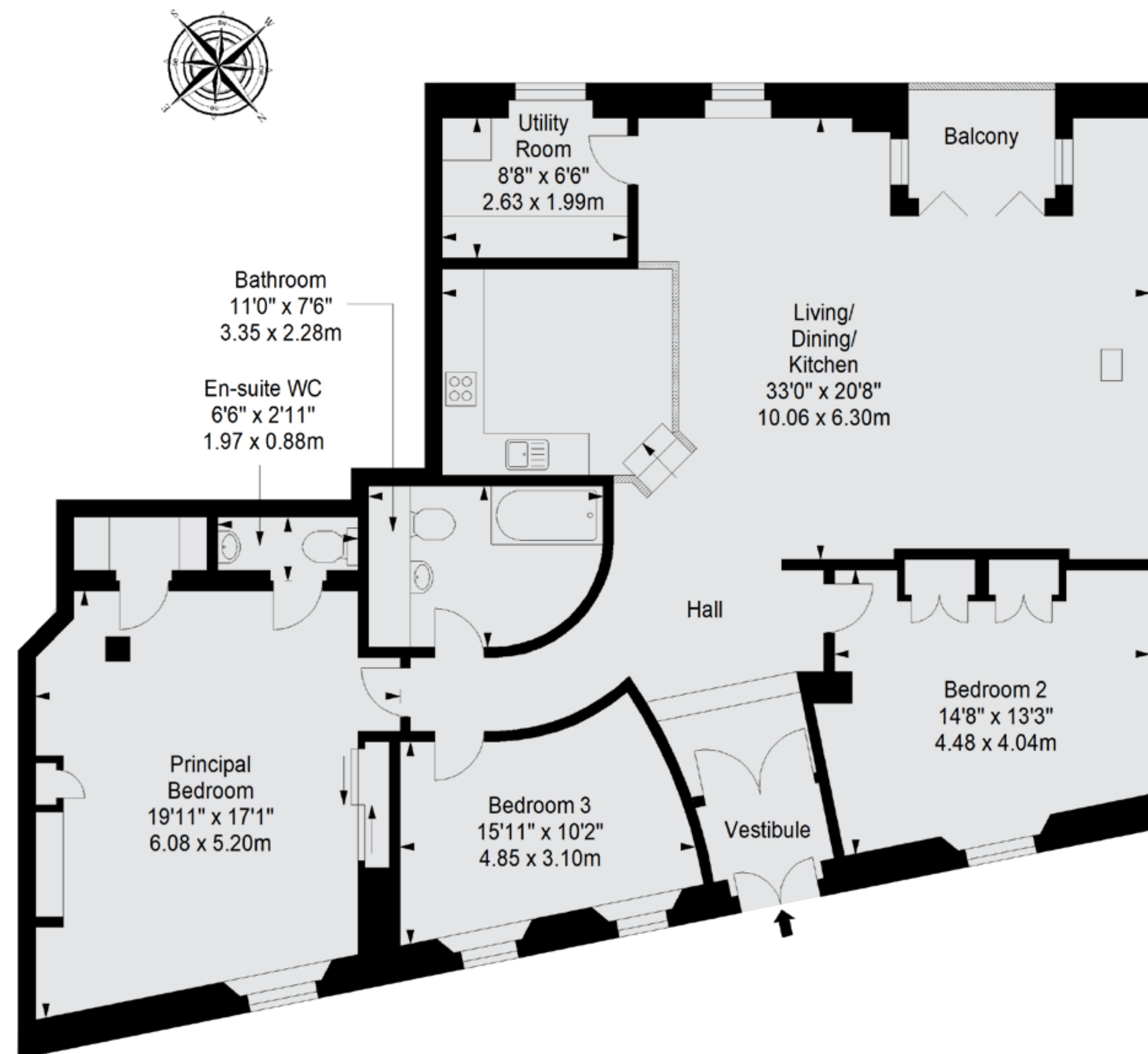
Location

Canonmills, Edinburgh, EH7 4JJ

Approximate total area:

145.6 sq. metres (1567.3 sq. feet)

 - Ground Floor



DELIGHTFUL

main door flat in Canonmills

Representing a stylish, characterful city home in Canonmills, this three-bedroom main-door flat is sure to appeal to a wide range of buyers, especially creatives or anyone looking for a home that's truly unusual and has a story to tell, with tasteful, modern interiors and crisp-white décor throughout. The flat boasts outstanding amenities within enviable easy reach of the property, many of which within walking distance, including a selection of shops (there are two major supermarkets a short stroll away), private and state schools (the catchment state schools are within easy walking distance), transport links connecting across the city and further afield, and a wealth of green space.

GENERAL FEATURES

- Unique main-door flat in Canonmills
- Immaculately presented, contemporary interiors and characterful features
- Home Report value - £450,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Entrance vestibule and bright open-plan hallway
- Fabulous open-plan kitchen, living, and dining room
- Impressive principal bedroom with en-suite WC
- Two further double bedrooms (one with twin built-in wardrobes)
- Stylish, modern bathroom with shower-over-bath
- Gas central heating system
- Combination of double glazing and sash-and-case windows

EXTERNAL FEATURES

- Good-sized, sheltered private balcony
- Controlled on-street parking (Zone N1)





IMMACULATELY PRESENTED



A WELCOMING

entrance to a characterful home

The flat's private storm doors (with a characterful stained-glass window above, created for the current owner by talented, Edinburgh-based stained-glass artist Marianna Wren) open into an entrance vestibule, with double doors leading through to a hallway flowing freely into the open-plan living space.





OPEN-PLAN

*kitchen, living,
and dining room*

The living area is presented with understated, pristine white décor and a warm cherry wood floor, with a stove around which furniture can be arranged. The room offers ample space for various configurations of lounge and dining furniture, perfect for everyday life and entertaining alike, with southwest-facing bi-folding doors flooding the space with sunny natural light throughout the day and opening onto a private balcony.



FABULOUS

*open space filled with natural light and
opening onto a balcony*



THE ADJOINING KITCHEN



A brand new fitted kitchen

In the adjoining brand new fitted kitchen, boasting a wide range of attractive modern white wall and base cabinets, is accompanied by plentiful workspace and integrated appliances. These comprise a brand new oven, an induction hob (with a splashback panel), and a concealed extractor fan, whilst an undercounter fridge and dishwasher are also included. The kitchen also has fitted characterful church pew seating, creating an ideal space for morning coffee, casual weeknight meals, and socialising while cooking. A utility room supplements the kitchen, housing excellent additional cabinetry, workspace, a sink, and a clothes' pulley, as well as providing a discrete separate space for laundry appliances.



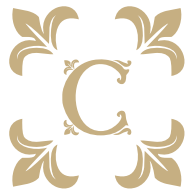
*Three
well-proportioned*

SLEEPING AREAS

The flat's three double bedrooms continue the immaculate presentation of the preceding accommodation with the same white décor and flooring, and all three offer plenty of space for freestanding furniture. The particularly impressive principal bedroom is supplemented by a built-in wardrobe with mirrored sliding doors, a walk-in wardrobe with fitted shelving, and illuminated, recessed display shelving. The second largest bedroom also has twin built-in wardrobes flanked by display/storage shelving at either side.







STYLISH BATHROOM

and an en-suite WC

The principal bedroom's en-suite comprises a basin set into vanity storage and a WC, whilst a separate bathroom completes the accommodation on offer and comes complete with a bathtub with a rainfall shower overhead and a glazed screen, a vanity unit with a basin inset, and a WC, all enveloped by stylish large-format wall and floor tiles.

The flat is kept warm by a gas central heating system and has a combination of sash-and-case and double-glazed windows.





OUTDOOR SPACE & PARKING

*Good-sized
private
balcony and
residents'
permit
parking*

The flat's good-sized balcony boasts a sunny southwest-facing aspect, enjoying lovely sunshine all day long, and it peacefully overlooks a leafy garden. The balcony provides space for alfresco dining furniture – perfect for enjoying an alfresco morning coffee, dinner, or an evening drink. The flat also comes with a drying green immediately above, which forms the roof of the rear of the property. Controlled parking in the area falls under Zone N1.

Extras: All light fittings, integrated kitchen appliances, fridge, washing machine, and dishwasher will be included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.





CANONMILLS

EDINBURGH



Nestled between the prestigious New Town to the south, cosmopolitan Stockbridge to the west and the picturesque Water of Leith to the north, Canonmills enjoys a distinct village feel with fantastic local amenities. From everyday essentials to luxury boutiques, Canonmills offers a charming, traditional shopping experience, which is supplemented by a Tesco Superstore. The area is also a favourite among foodies and is home to award-winning cafes, bars and restaurants, including The Water of Leith Bistro. Just up the hill, Edinburgh's prestigious New Town is a UNESCO World Heritage Site in itself; meanwhile fashionable Stockbridge is just minutes' walk away. Canonmills is enveloped by some of Edinburgh's most beautiful public green spaces, including St Mark's Park, Inverleith Park and The Royal Botanic Garden Edinburgh. With

stunning views of the city skyline and the Pentland Hills, 54-acre Inverleith Park is mostly open parkland but is also home to various sports grounds and pitches, a boating pond and a wildlife wetland, allotments and children's play park. For fitness enthusiasts, there is also a choice of gyms, sports clubs and fitness studios in the vicinity. The property is within the catchment area for Broughton Primary School and Drummond Community High School, and is within easy reach of several independent schools, including The Edinburgh Academy Junior School, The Edinburgh Academy and Fettes College. Canonmills is served by a dense network of public bus routes travelling across the city and beyond. Furthermore, tram stops, the bus station at St Andrew's Square and Waverley Station are either an easy walk or a quick taxi ride away.

DISTINGUISHED BY ITS ELEGANT GEORGIAN
AND NEO-CLASSICAL ARCHITECTURE,
TRANQUIL COBBLED STREETS, AND
BEAUTIFUL PRIVATE GARDENS



SCHOOLS

State Schools: Broughton Primary School, St Mary's RC Primary School, Drummond Community High School, St Thomas of Aquin's RC High School
Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

CULTURE

Scottish National Gallery & Scottish National Portrait Gallery, Edinburgh Playhouse

UNIVERSITY

University of Edinburgh

#1

COSMOPOLITAN LOCATION
CLOSE TO WORLD-CLASS
SHOPPING AND CULTURAL
ATTRACTIONS

LOCATION



City Centre

TRANSPORT



Bus – All Broughton

Road, all Pilrig Street, all

Newhaven Road

Tram Stop – McDonald

Road (0.6 miles)

Train Station – Waverley

(1 mile)

Airport – Edinburgh

International (9.1 miles)



SPORTS

Pilrig Bowling Club, Alien Bloc, Summit Fitness Edinburgh, Primal Gym, CrossFit MTS

PARKS

Pilrig Park, St Marks Park, Royal Botanic Garden Edinburgh and Inverleith Park, Water of Leith Walkway

FOOD & DRINK

Restaurants, Fine Dining, Boutique & 5-star Hotels, Artisan Cafés, Traditional Pubs & Bars



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



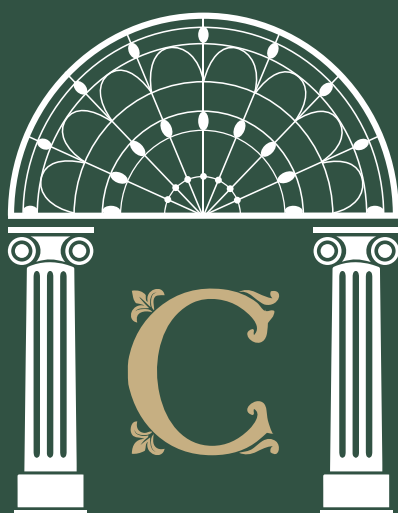
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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PRESTIGE AWARDS**

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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.