

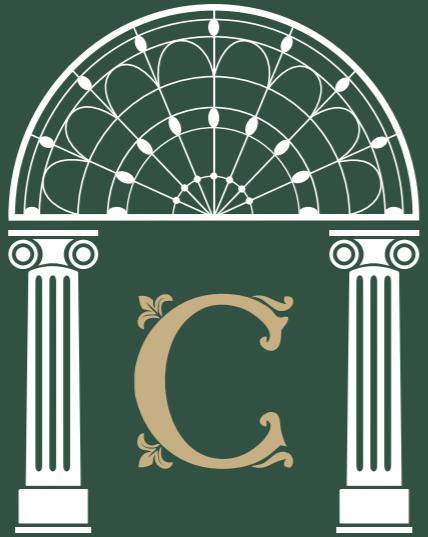
FLAT 3/2 1 ROYSTON TERRACE

INVERLEITH, EDINBURGH, EH3 5QU

Welcome to a traditional third-floor city flat in sought-after Inverleith, offering a spacious living room, a dining kitchen with a pantry, and three double bedrooms, as well as a box room and a three-piece bathroom – all beautifully presented throughout.



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— *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.



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Property Name

Flat 3/2, 1 Royston Terrace

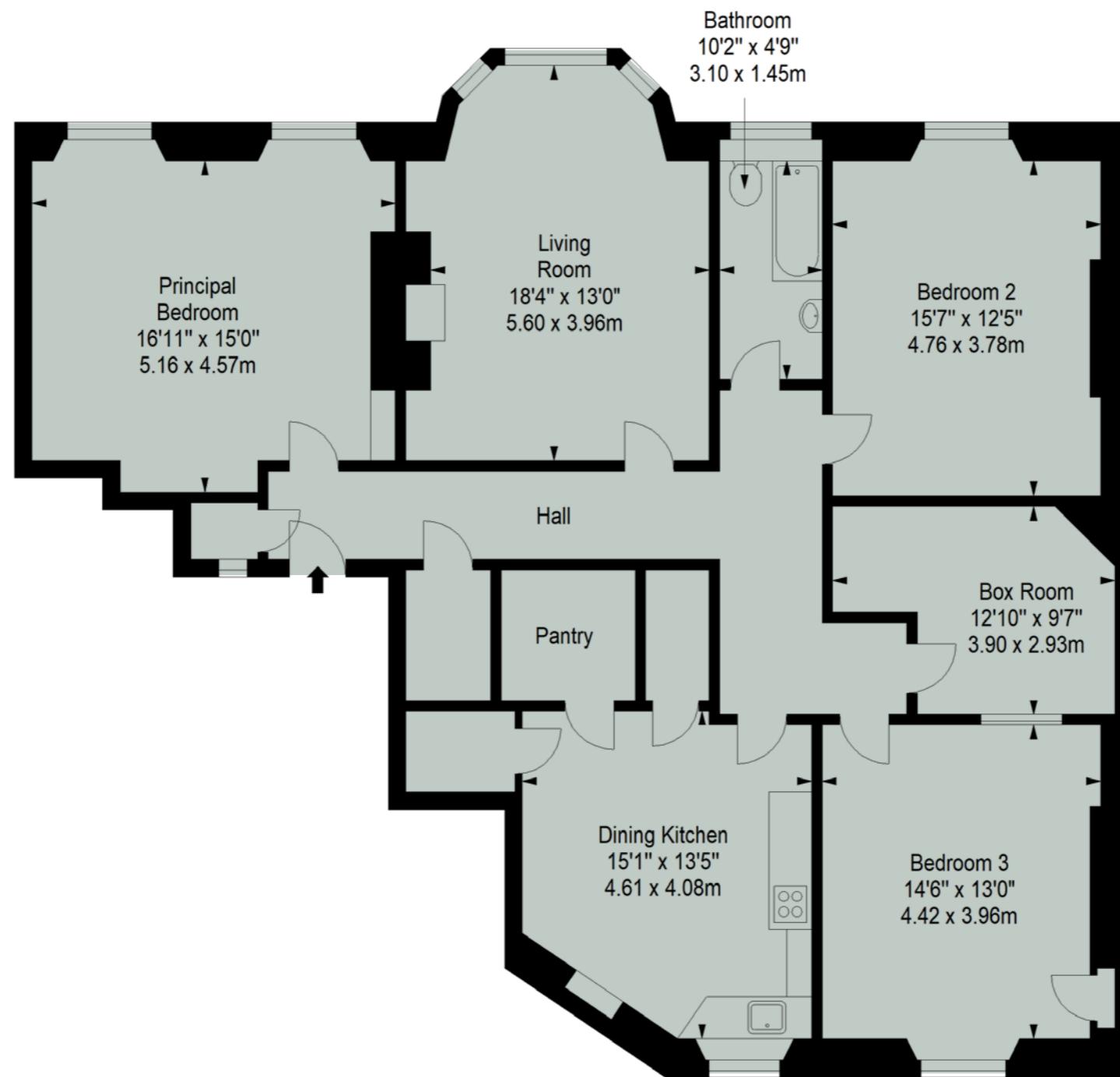
Location

Inverleith, EH3 5QU

Approximate total area:

148.3 sq. metres (1596.3 sq. feet)

 - Third Floor



A truly inspiring backdrop to admire

Boasting elevated views over historic listed buildings all the way to the iconic Edinburgh Castle and the Pentland Hills



Forming part of a *Victorian tenement building*



This three-bedroom (plus box room) third-floor flat offers the alluring combination of traditional architecture and period details coupled with modern interior design. It is a lovely pairing that ensures bright and spacious rooms with high ceilings and crisp decoration that is easy to dress and style. This beautiful home further boasts elevated views over historic listed buildings all the way to the iconic Edinburgh Castle and even the Pentland Hills – a truly inspiring backdrop to admire. Set in the Inverleith conservation area, the property also has a highly desirable location in the capital. It is just moments from the Royal Botanic Garden, as well as an excellent choice of amenities. Well-regarded schools are close by and bus links are just a stone's throw away, ensuring a swift connection to the city centre (which is within brisk walking distance). Altogether, this property is a fantastic home that will have huge appeal amongst city professionals and families.

GENERAL FEATURES

- A third-floor city flat with beautiful interiors
- Forms part of a traditional Victorian building
- Situated in the Inverleith conservation area
- Views of Edinburgh Castle and the Pentland Hills
- Attractive interior design and period details
- Home Report value - £475,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance hall with two built-in cupboards
- Southwest-facing living room with a log-burning stove
- Dining kitchen with a pantry cupboard and storage
- Three large and airy double bedrooms
- A versatile box room/study/nursery
- Three-piece bathroom with over-bath shower
- Gas central heating and double-glazed sash windows

EXTERNAL FEATURES

- Large communal garden laid to lawn
- Controlled permit parking (Zone N2)

An elegant living room with castle views

The flat is reached via a shared entrance and stairwell, the front door opening into a hall that offers two built-in cupboards and a warm welcome. It also provides a glimpse of the beautiful interiors to follow.

Decorated in light hues and with stripped wooden floorboards, the living room enjoys an elegant aesthetic that invites you to sit back and relax.



Period details



It has spacious dimensions for lounge furniture and a southwest-facing bay window that sees a flood of natural light, as well as far-reaching views to Edinburgh Castle and the Pentland Hills. Highly intricate cornice work draws attention to the lofty proportions, whilst a log-burning stove (flanked by built-in display cabinets) forms a delightful focal point for arranging furniture.

Enjoy sociable dinner parties



The dining kitchen is organised for sociable dinner parties. It features base units topped with wood-toned worktops, and is arranged to allow ample floorspace for a table and chairs, as well as freestanding appliances. The neutral décor is complemented by tongue and groove panelling which is painted in a striking blue hue, bringing a lively splash of colour to the aesthetic. There is additional built-in storage and a pantry cupboard, as well as a traditional clothes pulley.





Extras: all fitted floor and window coverings, and light fittings to be included in the sale. A gas cooker, a fridge/freezer, a fridge, a dishwasher, and a washing machine are available by separate negotiation.

Bedrooms

Three large bedrooms
and a box room





Varnished wooden floorboards and decorative cornice work

Located throughout the home, the three bedrooms are all large doubles that offer lots of floorspace for a wide variety of bedside furnishings. The principal and second bedrooms feature varnished wooden floorboards and decorative cornice work.



*Attractive
styling in
every room*

Meanwhile, the third bedroom is laid with carpet and is equipped with a press cupboard for on-hand storage. It also features an internal window to the neighbouring box room, which is a flexible space currently arranged as a study/home office. Alternatively, it could work equally well as a nursery or play room, if preferred. In keeping with the home's standards, every room has attractive styling that fosters a light and tranquil environment.



A bright bathroom with a three-piece suite

The bathroom is a light-filled space, enhanced by neutral decoration and tile work. It is fitted with a three-piece suite, and is comprised of a toilet, a pedestal washbasin, a towel radiator, and a bathtub with an over-bath shower.

The property has gas central heating and double-glazed sash windows, ensuring year-round comfort.





*Relax and
socialise
in the sun*

Externally, homeowners have shared use of a large garden that is laid to lawn and fringed by mature trees. It is well maintained and offers lots of space for relaxing and socialising in the sun. Furthermore, the property falls within a controlled permit parking area (Zone N2), ensuring residents have space to park.



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

State Schools: Wardie Primary School, Trinity Academy, Holy Cross RC Primary School, St Thomas of Aquin's RC High

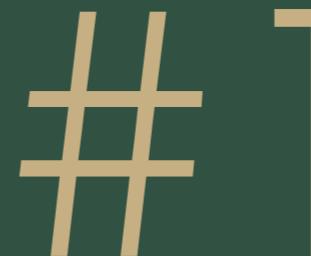
Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

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

SHOPPING

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



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

LOCATION



Fashionable and highly sought-after city district

PARKS

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

TRANSPORT



Bus – 8, 9, 14, 21, 23, 27, 29,

Tram Stop – York Place (1.3 miles)

Train Station – Edinburgh, Waverley (1.6 mile)

Airport – Edinburgh International (8.6 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

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

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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.

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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*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

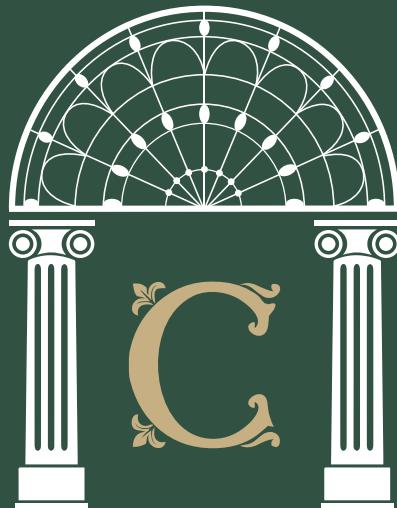
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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

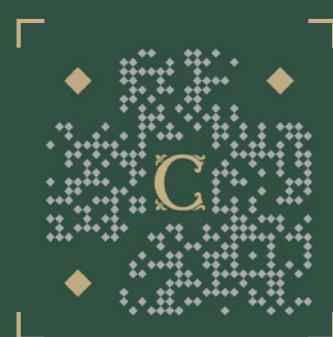
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SCAN TO DISCOVER MORE

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