

# 87 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AG

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*Offering a spacious and characterful home in one of Edinburgh's most desirable central postcodes, this three-bedroom, two-shower-room main-door tenement flat is situated just moments from Stockbridge's bustling shops, cosy pubs, and high-end eateries. Additionally, it enjoys enviable proximity to the Water of Leith and its leafy walkway – ideal for leisurely Sunday strolls, bike rides, and dog walks – with the open green space of Inverleith Park also close by. 87 Saint Stephen Street further benefits from a shared rear garden and conveniently controlled on-street parking.*



**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.

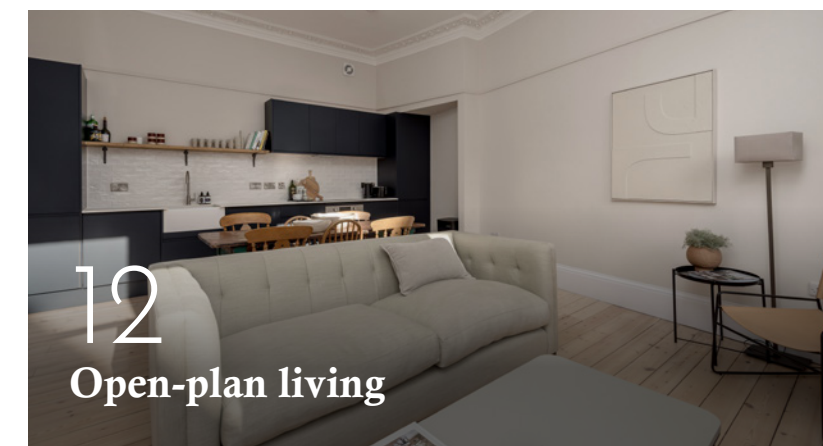
*Mark Cullerton*

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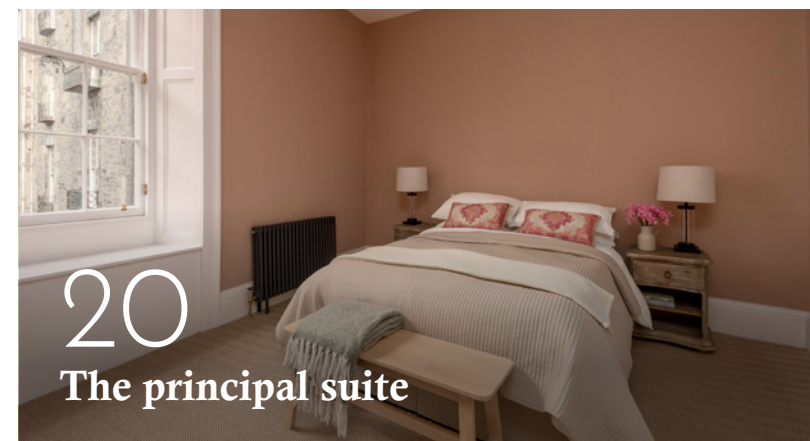


**Welcome to 87 St Stephen Street**  
*A bright and spacious main-door flat in a B-listed Victorian tenement*

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**Open-plan living**



**The principal suite**

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## Property Name

87 St Stephen Street

## Location

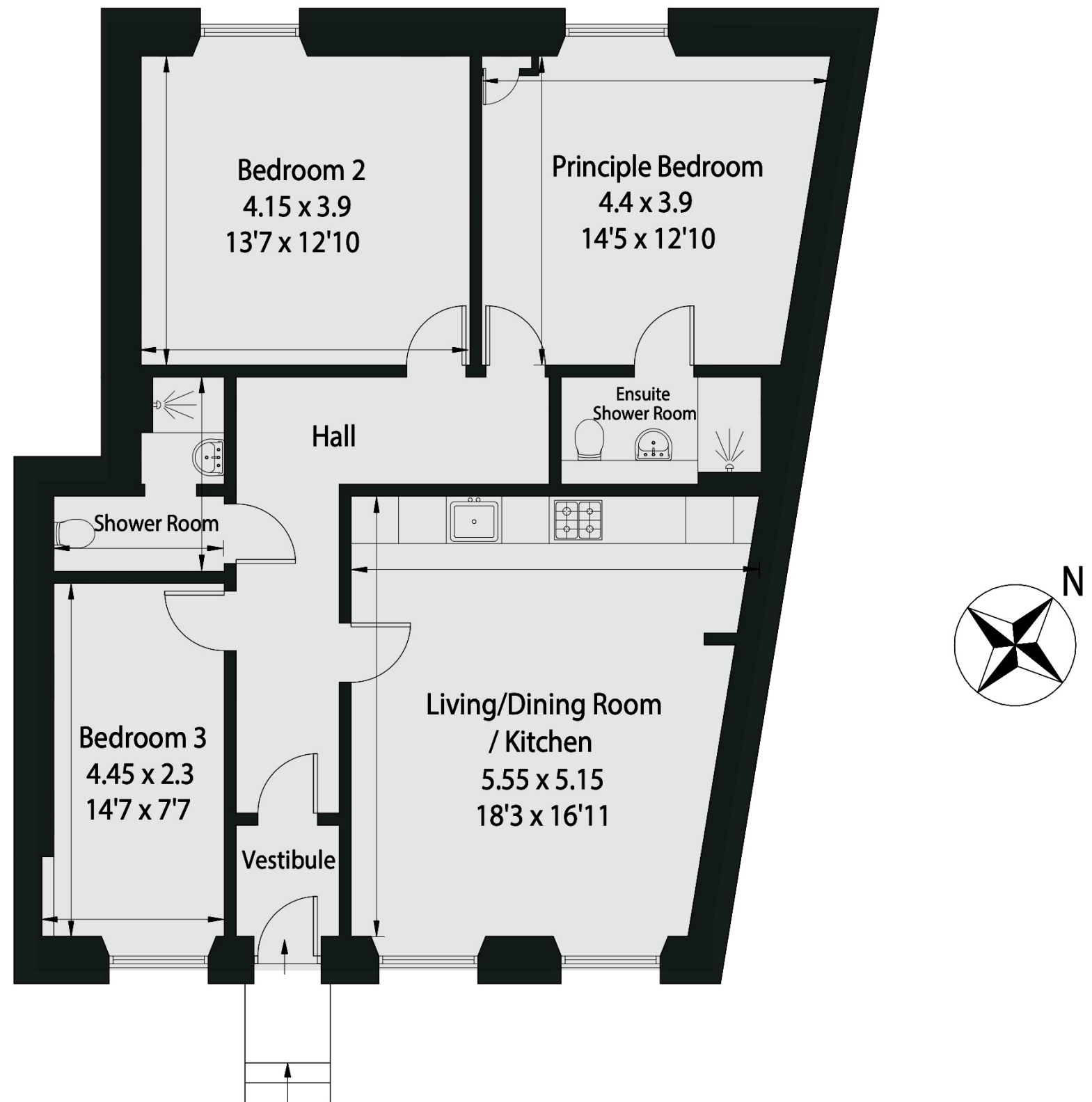
Stockbridge, Edinburgh, EH3 5AG

## Approximate total area:

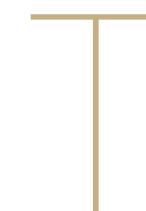
97.4 sq. metres (1019 sq. feet)



Ground Floor







his beautiful residence is set on the ground floor of a Victorian B-listed sandstone tenement, on the fringes of the New Town Conservation Area and UNESCO World Heritage Site – within walking distance of train and airport tram links on Princes Street. Its classically proportioned interiors have been stylishly modernised while retaining period elegance. Large sash windows flood the home with natural light, creating an exceptionally bright and inviting ambience, while open-plan living and the convenience of two shower rooms (one en-suite) appeal to the modern buyer.

The property and its location will appeal to city-loving families seeking proximity to good schools, professionals wanting an easy commute or space to work from home, and investors looking for a strong opportunity in the Capital's historic centre

## GENERAL FEATURES

- Bright and spacious main-door flat in a B-listed Victorian tenement
- Stylish and characterful, family-friendly interiors
- Highly desirable setting in the historic New Town Conservation Area
- Moments from Stockbridge's vibrant centre
- Catchment area for well-regarded schools
- Home Report value - £625,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Vestibule and inviting entrance hall
- Sun-filled living/dining room open to a sleek integrated kitchen
- Rear-facing principal suite with storage and shower room
- Two further double bedrooms (one rear-facing, one with an Edinburgh Press)
- Second chic shower room
- Traditional sash windows (working shutters at the front) and gas central heating with vintage-style radiators

## EXTERNAL FEATURES

- Shared rear garden
- Conveniently controlled on-street parking (Zone 5A)
- Scenic green spaces close by, including the Water of Leith and Inverleith Park



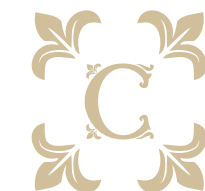


*Situated just moments from Stockbridge's bustling shops, cosy pubs, and high-end eateries*



# SPACIOUS

Stockbridge home



The main-door entrance opens into a vestibule and adjoining hall, which showcases the style and charm to follow, with a feature arch, refined cornicework, deep skirting, and crisp neutral décor accompanied by natural pine flooring – a smart decorative finish that flows into the heart of the home: the open-plan reception room and kitchen.



# LIGHT-FILLED RECEPTION ROOM

*open to the kitchen*





This stunning space is framed by delicately detailed cornicework and filled with sunlight from double southeast-facing windows with original working shutters. It offers a generous, flexible area for comfortable seating and a large dining table, set beside a sleek kitchen – the perfect arrangement for everyday family life and entertaining within an impressive yet relaxed environment.









# STREAMLINED INTEGRATED KITCHEN



Set along one wall is an exceptionally stylish monochrome kitchen. Matt-black cabinetry is complemented by a downlit workspace framed by mottled subway tiling. Fully integrated appliances enhance the flawless aesthetic, featuring an oven,

induction hob, dishwasher, fridge-freezer, and washing machine, while a deep Belfast sink adds a touch of classic character.



# A PEACEFUL

## *principal suite*

Overlooking the shared garden, the generous principal bedroom is a haven for relaxation, enhanced by naturally toned décor, including a stylish herringbone carpet. This delightful suite also incorporates built-in storage and a shower room, featuring a rainfall shower, offset by textured white tiling and subtle décor that echoes the bedroom's tranquil palette.





# THE BEDROOMS

## Two further double bedrooms



Two further double bedrooms include one with an open Edinburgh Press and working shutters, and another set to the rear, sharing the principal bedroom's leafy outlook. Both are framed by authentic cornicing and are finished in soft tones with herringbone carpeting.







## A STYLISH *shower room*

**S**imilar in design to the en-suite, the family shower room includes a rainfall shower enclosure framed by mottled sage-green tiling.







# GARDEN AND PARKING

*To the rear of the tenement is a shared garden, whilst on-street parking is controlled under Zone 5A, ensuring priority for residents.*





# STOCKBRIDGE

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. 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), a new M&S food hall, and the weekly farmers’ market (a 3-minute walk 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, which are under a mile from the flat. For sport and fitness enthusiasts, there is no shortage of gyms and sports clubs, including The Grange Club for cricket, hockey, squash and tennis, or Glenogle Swim Centre, with its restored Victorian swimming baths and state-of-the-art gym. Schooling is provided locally at Stockbridge Primary School (a 4-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.



## SCHOOLS

State Schools: Stockbridge Primary School, St Mary’s RC Primary School, Broughton High School, St Thomas of Aquin’s RC 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 including Waitrose and Sainsbury’s. Stockbridge Farmer’s 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 Colonies  
conservation area

## TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – Princes  
Street (1 miles)

Train Station –  
Edinburgh, Waverley (1.3  
miles)

Airport – Edinburgh  
International (8.7 miles)



## SPORTS

Edinburgh  
Academics 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

## 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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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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