

FLAT 1, 14 GLENCAIRN CRESCENT

NEW TOWN, EDINBURGH, EH12 5BT

14



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

TABLE OF CONTENTS



Welcome to Flat 1, 14 Glencairn Crescent
Within the prestigious New Town World Heritage Site

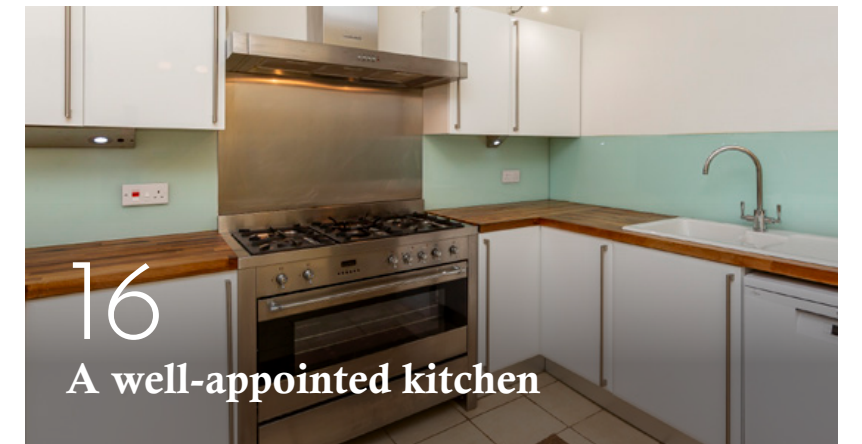
04 Floorplan

08 The property

10 The entrance

12 The living room

16 The kitchen



16
A well-appointed kitchen



20
Two spacious double bedrooms

20 Two double bedrooms

24 The bathroom

26 Gardens & parking

28 The area



Property Name

Flat 1, 14 Glencairn Crescent

Location

New Town, EH12 5BT

Approximate total area:

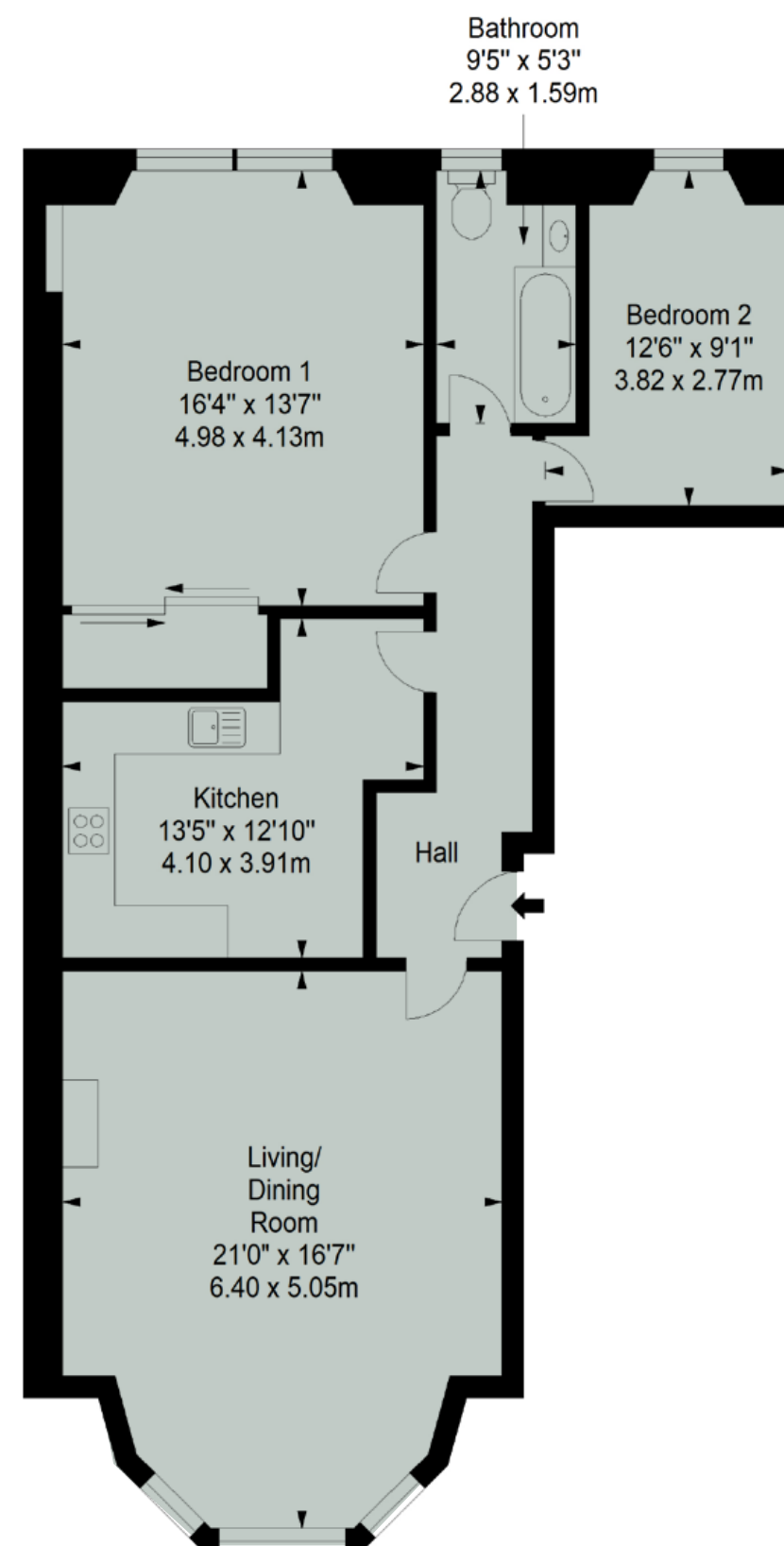
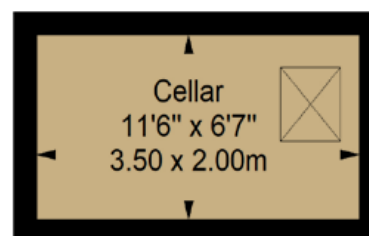
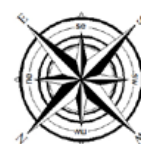
88.0 sq. metres (947.3 sq. feet)



Ground Floor



Cellar



Welcome to a large two-bedroom ground-floor flat which forms part of a highly sought-after B-listed Victorian crescent in Edinburgh's prestigious New Town conservation area.



Flat 1, 14
Glencairn
Crescent



AN EXCEPTIONAL

ground-floor flat with large rooms



This exceptional property is a spacious two-bedroom city flat that is in excellent decorative order, offering lightly decorated interiors that are inviting and easy to style. Set on the ground floor of a remarkable B-listed Victorian building by the renowned architect, John Chesser, it promises all the benefits of period architecture, enjoying large rooms with high ceilings and original details. The property is charming and characterful, and it is equipped with a generously appointed kitchen and a white three-piece bathroom. Furthermore, homeowners can have access to the impressive Glencairn Crescent garden opposite the property for a small yearly fee. With an exclusive setting in the New Town World Heritage Site, this home is also perfectly positioned within easy strolling distance of the fashionable West End and all the city centre has to offer.

GENERAL FEATURES

- An exceptional ground-floor flat with large rooms
- Part of a sought-after B-listed Victorian crescent
- Within the prestigious New Town World Heritage Site
- Lightly decorated interiors and original features
- Home Report value - £480,000 | EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming hall with four-panel wooden doors
- Elegant living/dining room with a large bay window
- Well-appointed kitchen with wooden worktops
- Two spacious double bedrooms with garden views
- White three-piece bathroom with overhead shower
- Gas central heating and traditional sash windows

EXTERNAL FEATURES

- Private cellar store for additional storage
- Access to Glencairn Crescent garden for a small fee
- Controlled permit parking (Zone 1A)

DISCOVER

*a charming period home
in a prestigious location*

As you enter the property, you are warmly greeted by an entrance hall, defined by light decoration and a fitted carpet. Traditional four-panel wooden doors lead the way to the following accommodation.



*A large reception room
with a*

SWEEPING BAY WINDOW

The large living and dining room continues the hall's appealing neutral décor, pairing it with a hardwood herringbone floor. It is an elegant look, heightened by the rich woodwork and white detailing of the highly decorative cornice work. A handsome feature fireplace forms the focal point for arranging comfortable sofas, whilst the curvature of the sweeping bay window is the perfect spot for a table and chairs.



WORKING WINDOW SHUTTERS

*also grant the room privacy
in the evening.*

A picture rail adds the final touch, allowing an easy way to hang beloved artworks and photographs.





Well-stocked and practical

THE KITCHEN



Appointed with thick wooden worktops and white cabinets at base and wall level, the kitchen offers lots of worksurface space for countertop appliances and generous storage. It is backed by easy-to-clean glass splashback panels too, adding another layer of practicality. Undercabinet lighting brightens the cooking area as well. Plus, a full range of appliances are included in the sale (gas hob and double electric cooker), extractor hood, fridge/freezer, dishwasher, washing machine, and tumble dryer.

Two double bedrooms with

GARDEN VIEWS



The two double bedrooms are to the southeast-facing rear of the flat

The principal bedroom has an expansive footprint, laid with varnished wooden floorboards. It is further characterised by a picture rail, exquisite cornice work, and twin sash windows with original working shutters. For convenience, it also features a built-in wardrobe and a shelved recess. The second bedroom, also with a picture rail, is laid with carpet, and both are decorated in light yellow, enhancing an airy ambience.





THE BATHROOM

Three-piece bathroom with a pristine aesthetic

Enveloped in white tiles and brightly illuminated by a southeast-facing window, the bathroom enjoys a pristine aesthetic, as well as a quality three-piece suite. It is comprised of a toilet, a storage-set washbasin, and a bath with an overhead shower and glazed screen.

The property has gas central heating for comfort and traditional sash and case windows that allow a flood of natural light into the home.

Extras: all fitted floor and window coverings, light fittings, gas range cooker, extractor hood, fridge/freezer, dishwasher, washing machine, and tumble dryer to be included in the sale.



ESCAPE THE BUSTLE OF THE CAPITAL

Garden & parking

The flat benefits from a private cellar store and homeowners can enjoy the beautiful Glencairn Crescent garden (managed by The Eglinton and Glencairn Gardens Association) upon payment of an annual membership of £120. With a huge lawn shielded by mature plants and

trees, this private garden (shared exclusively by local residents) offers a tranquil place to escape the bustle of the capital. Controlled permit parking (Zone 1A) is also in effect, ensuring homeowners have space to park.



NEWTOWN

A location close to world-class shopping and cultural attractions



ONE OF THE MOST PRESTIGIOUS RESIDENTIAL LOCATIONS

Tranquil cobbled streets, and beautiful private gardens

Distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets, and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital. The historic conservation area and UNESCO World Heritage Site is a centre for art, history and culture, and home to some of the country's finest art galleries and collections, including the Scottish National Gallery and Scottish National Portrait Gallery. At the heart of the world's leading festival city, New Town hosts various events throughout the year, particularly the renowned Hogmanay celebrations. For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk are the places for high fashion and couture. Furthermore, to its east end is the St James Quarter, a £ 1 billion development home to world-class designer stores, bars, entertainment, and a great range of restaurants and eateries. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs to award-winning pubs and restaurants. New Town residents also have some of the capital's most beautiful green spaces right on their doorstep, including Princes Street Gardens and the Royal Botanic Garden Edinburgh. The property falls within the catchment area for Roseburn Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High, and Craigmount High. It is also well-placed for some of Edinburgh's top independent schools, from nursery to senior level. Owing to its central location, New Town is served by unrivalled public transport links, including a comprehensive bus network, a tramline between York Place and Edinburgh International Airport, and national rail links from Waverley station.



SCHOOLS

State Schools: Roseburn Primary School, St Mary's RC Primary School, Craigmount 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, Heriot Watt University, Napier University, Queen Margaret University

#1

COSMOPOLITAN LOCATION
CLOSE TO WORLD-CLASS
SHOPPING AND CULTURAL
ATTRACTIONS

LOCATION



City Centre

TRANSPORT

Bus – All Haymarket Terrace and Princes Street stops, 100 Airport

Tram Stop – Haymarket (0.3 miles)

Train Station – Haymarket (0.4 miles)

Airport – Edinburgh International (6.4 miles)

SPORTS

The Grange Club, Edinburgh Academicals Sports Grounds, Bannatyne Health Club, Nuffield Health Fitness & Wellbeing Gym

PARKS

Glencairn Crescent gardens (for a small yearly fee), Water of Leith, Princes Street Gardens, Calton Hill, Royal Botanic Garden

CONSERVATION

New Town Conservation Area and World Heritage Site

FOOD & DRINK

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

— *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*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultants*

MARINA FERBEJ



TERRY THOMSON



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

07740 985812
marina@cullertonsproperty.co.uk

— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

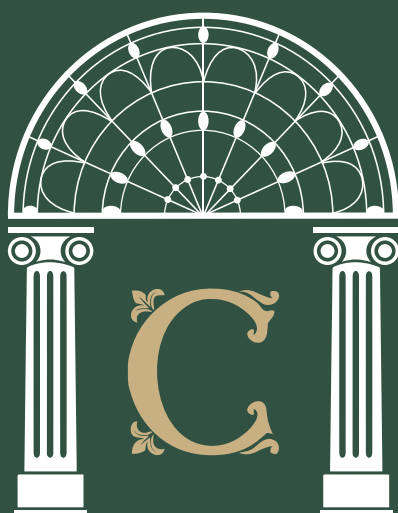
A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

07977 904411
terry@cullertonsproperty.co.uk

— *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



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.