

46 LEAMINGTON TERRACE

BRUNTSFIELD, EDINBURGH, EH10 4JL



CULLERTON'S



— The property expert behind the personalised service

MARK CULLERTON

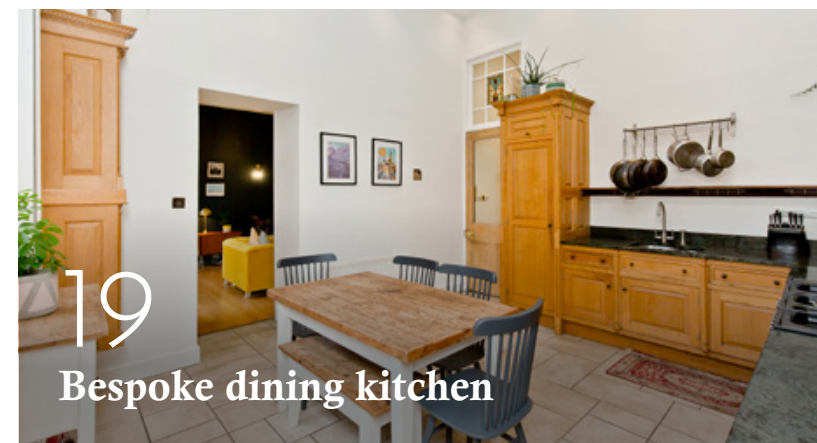
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward 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



04	Floorplan
11	The property
12	Welcome to No. 46
14	The living room
19	A dining kitchen



26	Principal bedroom
29	The bedrooms
30	The bathrooms
34	Gardens & parking
43	Bruntsfield



Property Name

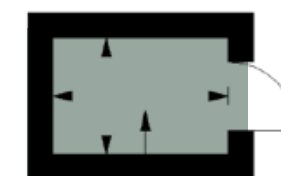
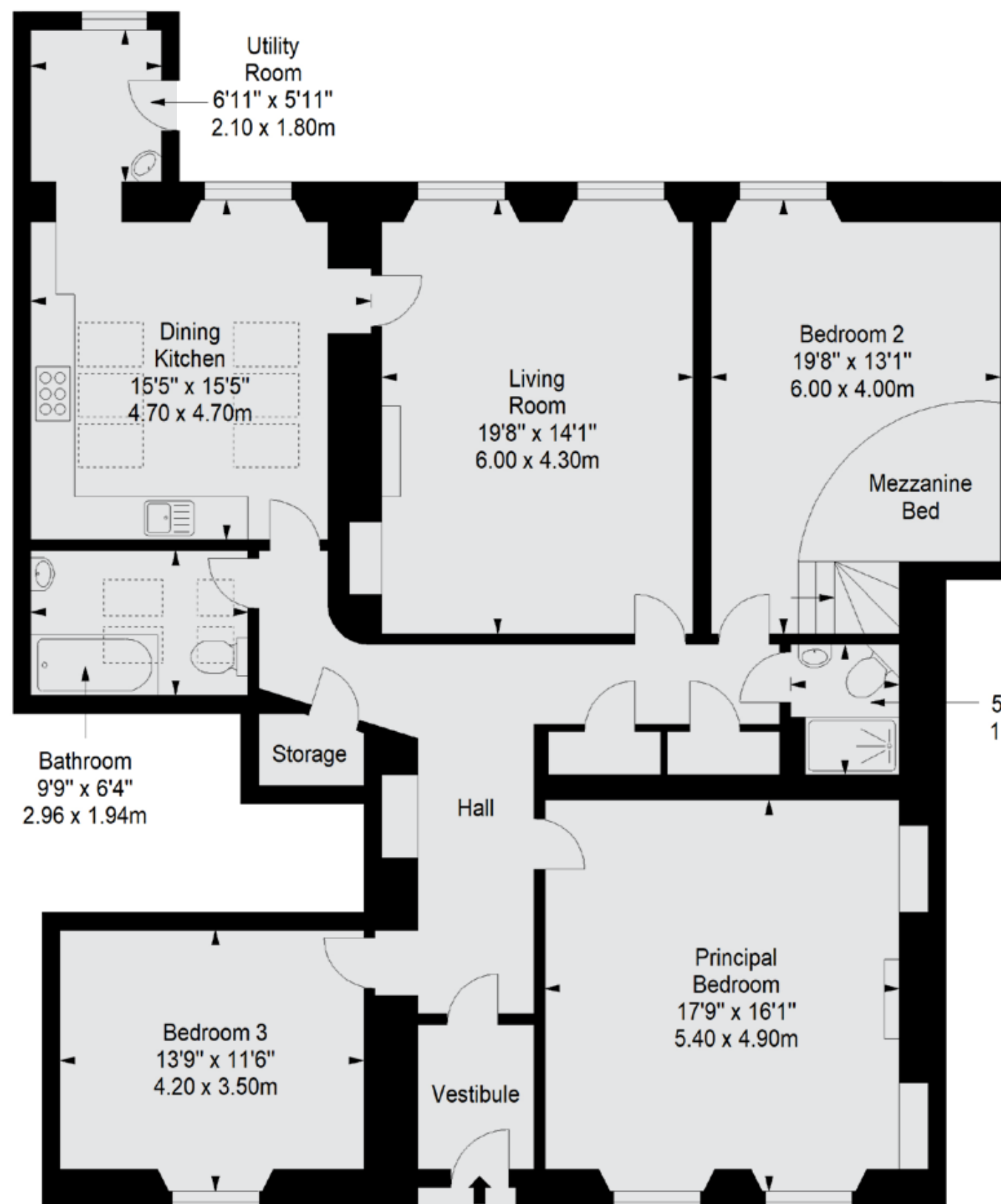
46 Leamington Terrace

Location

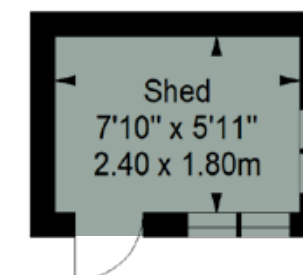
Bruntsfield, Edinburgh, EH10 4JL

Approximate total area:

157.1 sq. metres (1691.1 sq. feet)



Cellar
8'6" x 5'3"
2.60 x 1.60m



Shed
7'10" x 5'11"
2.40 x 1.80m




46 Leamington
Terrace



SITUATED WITHIN THE MARCHMONT, MEADOWS
& BRUNTSFIELD CONSERVATION AREA

A UNIQUE, C-LISTED

main-door garden apartment in the heart of Bruntsfield



A unique, C-listed (Grade III) main-door garden apartment in the heart of Bruntsfield, with delightful private front and rear gardens, two impressive reception rooms, three large double bedrooms, and two stylish bathrooms, offering around 1800 square feet of impressive accommodation. Set within the Marchmont, Meadows and Bruntsfield Conservation Area, this C-listed (Grade III) three-bedroom main-door garden apartment, dating from 1864, forms part of an elegant sandstone terrace whose classical façade speaks of quiet grandeur and enduring beauty.

GENERAL FEATURES

- Situated within the Marchmont, Meadows and Bruntsfield Conservation Area
- Unique, C-listed main-door and garden apartment dating from 1864
- Part of an elegant sandstone terrace of architectural integrity
- Exceptionally private, surrounded by private gardens
- A seamless blend of period features and contemporary interior design
- In strolling distance of some of the capital's best amenities
- Falling within the top schools catchment area
- Gas central heating and partial underfloor heating
- Conservation double-glazed windows (with working shutters)
- Home Report value - £900,000 | EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule with original Victorian mosaic tiling
- Wide reception hallway with deep storage cupboards
- Elegant living room with wood-burning stove
- Bespoke Smallbone of Devizes dining kitchen with vaulted ceiling
- Adjoining utility room with direct garden access
- Principal double bedroom with marble fireplace
- Second double bedroom with mezzanine platform
- Third double bedroom / home office with exceptionally tall ceiling
- Stylish shower room with brushed-brass fittings
- Contemporary family bathroom with vaulted ceiling
- Abundant integrated storage and generous natural light throughout

EXTERNAL FEATURES

- Rare and mature dual private gardens, fully enclosed
- Southwest-facing rear garden with original stone wall
- Powered garden shed and bike store
- Residents' permit parking on Leamington Terrace



Where charm, light and proportion are in abundance

From the moment you step through the private gate and along the rose-lined path flanked by lawns, soft planting and fruit trees, you feel a sense of seclusion in the heart of the city. The path leads to the original front door set beneath refined stone lintels. Stepping inside, the vestibule instantly reveals the home's character: original Victorian mosaic tiles in an intricate geometric pattern that celebrates 19th-century craftsmanship. The welcoming reception hallway makes a grand yet warm impression. Here, the high ceilings edged with immaculate dentil cornicing, deep skirting boards, a press, restored floorboards, and three large storage cupboards, beautifully showcases the period features and contemporary décor of this city home.



THE LIVING ROOM

A space to gather and unwind



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he living room is the architectural heart of the home where you will find space, grandeur and intimacy. Oversized and southwest-facing, the twin sash windows frame leafy garden views, their conservation double glazing preserving both warmth and authenticity. A white

marble fireplace with a wood-burning stove is a focus point, flanked by an original Edinburgh press, used as a library and log store. Painted in a rich royal blue, the walls provide a dramatic counterpoint to the pale marble and joinery, enhanced by intricate egg and dart cornicing and deep skirting boards. A connecting door leads directly to the dining kitchen, creating a natural flow between the home's two principal living spaces, perfect for both everyday family life and seamless entertaining.

*The heart of the home where you will
find space, grandeur and intimacy*



THE DINING KITCHEN

*Impressive, practical and
flooded with light*

With its high vaulted ceiling punctuated by six skylights and a large side window overlooking the private garden, the space feels almost atelier-like; a bright, uplifting room for cooking, dining and socialising. The bespoke Smallbone of Devizes kitchen, handcrafted in solid wood provides exceptional storage and elegance.

The dining kitchen is a masterpiece of light and proportion



Marble worktops, open shelving and traditional brass fittings blend timeless design with practical functionality. At its centre stands a professional Rangemaster cooker with twin ovens, a grill and five-ring gas hob, ideal for the keen cook or host who loves to entertain.

The dining area accommodates six to eight guests comfortably, its scale perfect for gatherings and family meals.

Underfloor heating ensures that the tiled room is kept at a pleasant temperature throughout the year.

A half-open passage connects to the utility room, which continues the kitchen cabinetry. Here, you will find space for a double American-style fridge-freezer, washer, and dryer. A glazed door opens directly onto the patio and garden, allowing easy access for summer dining or tending to the garden.





THE THREE BEDROOMS

With versatility and charm



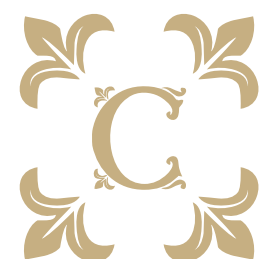


The principal bedroom occupies the grand front corner of the apartment

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The principal bedroom occupies the grand front corner of the apartment and exudes quiet sophistication with its restrained interior design. The king-sized room offers ample space for bedroom furniture, while the twin sash windows (with working shutters) frame views to the front garden, allowing the room to be flooded with gentle morning light. A marble fireplace sits proudly at the centre, flanked by two presses. The soft clotted-cream palette enhanced by light blue create a sense of calm, while thick carpet underfoot provides tactile comfort.





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o the rear of the property lies a second double bedroom, overlooking the private southwest-facing rear garden. It is a generous and flexible space, complete with built-in wardrobes, shelving and a clever mezzanine sleeping platform that doubles as a child's adventure loft, sleeping quarter or a creative reading perch. The muted décor and thick carpet lend warmth, while conservation double glazing ensures peace and quiet. The third bedroom, currently serving as a guest room and home office, sits at the front of the property. Its lofty ceiling, neutral and inky palette, and natural light create an inspiring environment for both work and rest. Like every room in the apartment, it retains its original architectural detailing, offering a sense of continuity throughout.



Both the bathroom and the shower room benefit from underfloor heating. The newly fitted main bathroom is a masterclass in colour, light and proportion. Beneath its vaulted ceiling, four skylights flood the room with natural light, illuminating the mustard-coloured tongue-and-groove panelling and hand-fired blue and white tiles that line the walls. A freestanding shaker-style vanity in slate grey, paired with polished chrome fittings and a matching mirrored cabinet, offers symmetry and style, while open timber shelves introduce warmth and texture. A rainfall shower over the full-sized bath completes this uplifting room.

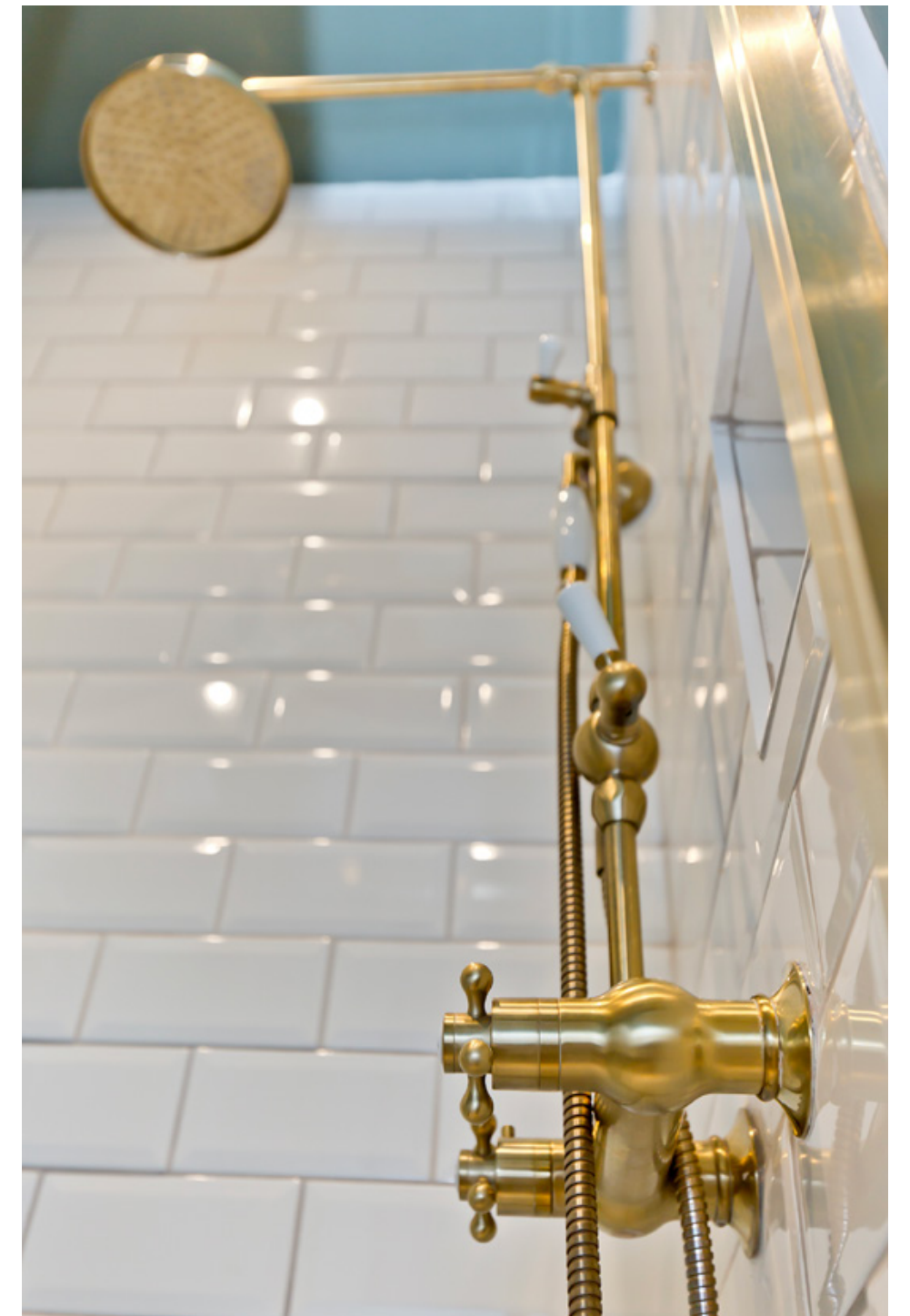
THE BATHROOMS

Heritage charm with contemporary artistry





The home features two beautifully appointed bathrooms, each distinct in character with design harmony



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he shower room, also renewed by the current owners, showcases design excellence on a more intimate scale. White metro tiles and painted walls are balanced by a geometric black-and-white mosaic floor. The walk-in shower enclosure, framed in brushed brass with a rainfall shower, adds a subtle note of luxury, while a curved pedestal basin, mirrored cabinet and wooden display shelf maximise space with elegance.



A photograph of a garden with a stone wall, trees, and a wooden table with chairs. The garden is lush with green grass, various trees with autumn foliage, and a small wooden shed. A large stone wall runs along the left side of the garden. In the foreground, a wooden table with white chairs is set up on a paved area. A small potted plant with red flowers sits on the table. The background shows a large, multi-story building with a gabled roof and arched windows, partially obscured by trees.

WALLED SERENITY IN THE CITY



The private gardens of No. 46 are a rare find in central Edinburgh

The private outdoor spaces form a harmonious extension of the home, where every window looks onto private and mature greenery. To the rear, a fully enclosed southwest-facing garden offers remarkable privacy, framed by original stone walls and lush established planting. Bathing in sun all day long, a generous paved patio provides the perfect setting for al fresco dining, surrounded by lawn, plant beds and a collection of fruit trees, including; apple,

cherry, plum, pear, raspberry and gooseberry. Beyond the lawn, a powered timber shed offers excellent storage and workspace, while the overall layout allows the garden to feel both tranquil and secure as a play area for children and pets. At the front, through a private gate and tall privacy hedging, the garden comes with lawns, a rose-lined path, clipped hedge, and seasonal planting. Here, a secure bike shed for up to four bicycles can be found.





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he property has been sympathetically upgraded by the current owners. The upgrades include: new conservation double glazed timber windows; a new fuse box, underfloor heating in the kitchen, bathroom and shower room; newly fitted bathrooms; restoration of the original pine floors; and newly decorated throughout.

Permit parking can be found directly in front of the property and falls in Zone 8.

Included in the sale are all the fitted floor coverings, light fittings, window dressings, kitchen appliances, bike store and garden shed.



46 Leamington
Terrace

BRUNTSFIELD



Leamington Terrace enjoys a privileged position in Bruntsfield, one of Edinburgh's most desirable and characterful neighbourhoods. Quietly positioned, just a short stroll from the hustle and bustle, Leamington Terrace enjoys a genuine sense of community and close neighbourly relations. Bruntsfield, sought-after for its village atmosphere, outstanding independent retailers, eateries and cultural attractions, also lies only a mile from the heart of the city centre and a 10-minute walk from Haymarket Station. Set against the green expanse of Bruntsfield Links and The Meadows, the area is renowned for its cosmopolitan energy and distinctly local charm. At street level

the aroma of freshly roasted coffee drifts from quality coffee shops, while independent bakeries, bookshops, florists, and independent shops line Bruntsfield Place. Bruntsfield's spirit is unmistakable - creative, welcoming and quietly confident. Architecturally, Bruntsfield is one of Edinburgh's most elegant residential quarters, its sandstone terraces and bay-fronted villas forming carefully planned streetscapes, surrounded by mature trees and extensive green spaces. The nearby Meadows provide more than sixty acres of open parkland for morning runs, family picnics or leisurely walks.

Bruntsfield Links, with open lawns and panoramic city views, is home to the world's oldest short golf course and provides a tranquil escape for walkers, golfers and families alike. The neighbourhood is particularly sought-after by families for its excellent education options: Bruntsfield Primary School is within a few minutes' walk, while the highly regarded Boroughmuir High School lies just half a mile away. For higher education, Napier University, the University of Edinburgh and the Edinburgh College of Art are all also within easy reach on foot. Evenings in Bruntsfield are marked by understated conviviality, with wine bars, artisan bistros and intimate restaurants filled with life. In summer, the area hosts open-air events and festivals, attracting both local and international visitors. Neighbouring Morningside, with its boutique shops, luxury cinema and specialist food stores (including a Waitrose and M&S), adds yet another layer of convenience, ensuring that everything from fine dining to family essentials is close at hand. With its village atmosphere, leafy parks and proximity to the city's cultural and financial districts, Bruntsfield offers a lifestyle that is vibrant and deeply rooted in its community.





Amenities

— *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 Consultant*

MARK CULLERTON



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

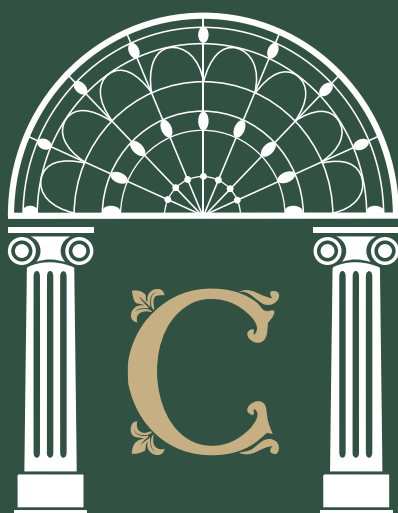
07931 378008
mark@cullertonsproperty.co.uk

— *About Mark*

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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 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

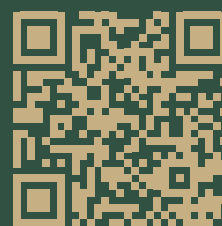
ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

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