

# 81/1 ST STEPHEN STREET

STOCKBRIDGE, EDINBURGH, EH3 5AG

*Welcome to a spacious and beautifully presented two-bedroom first-floor city flat which forms part of a B-listed Georgian building in one of the capital's most sought-after and fashionable areas.*



  
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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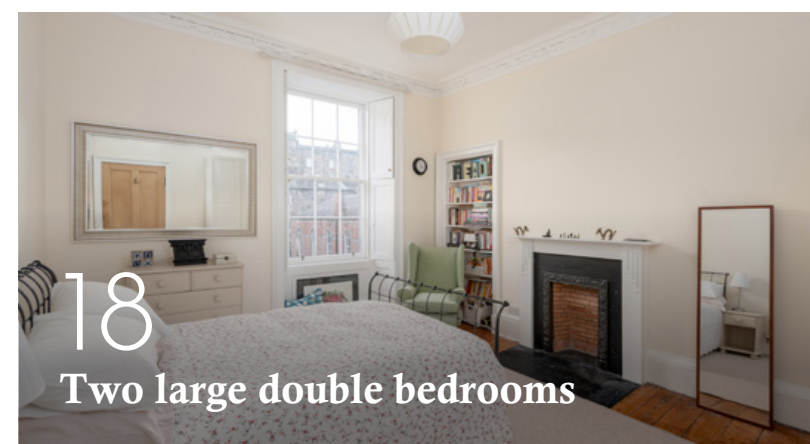


Welcome to 81/1 St Stephen Street  
Part of a B-listed Georgian building

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Spacious dining kitchen



Two large double bedrooms

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## Property Name

81/1 St Stephen Street

## Location

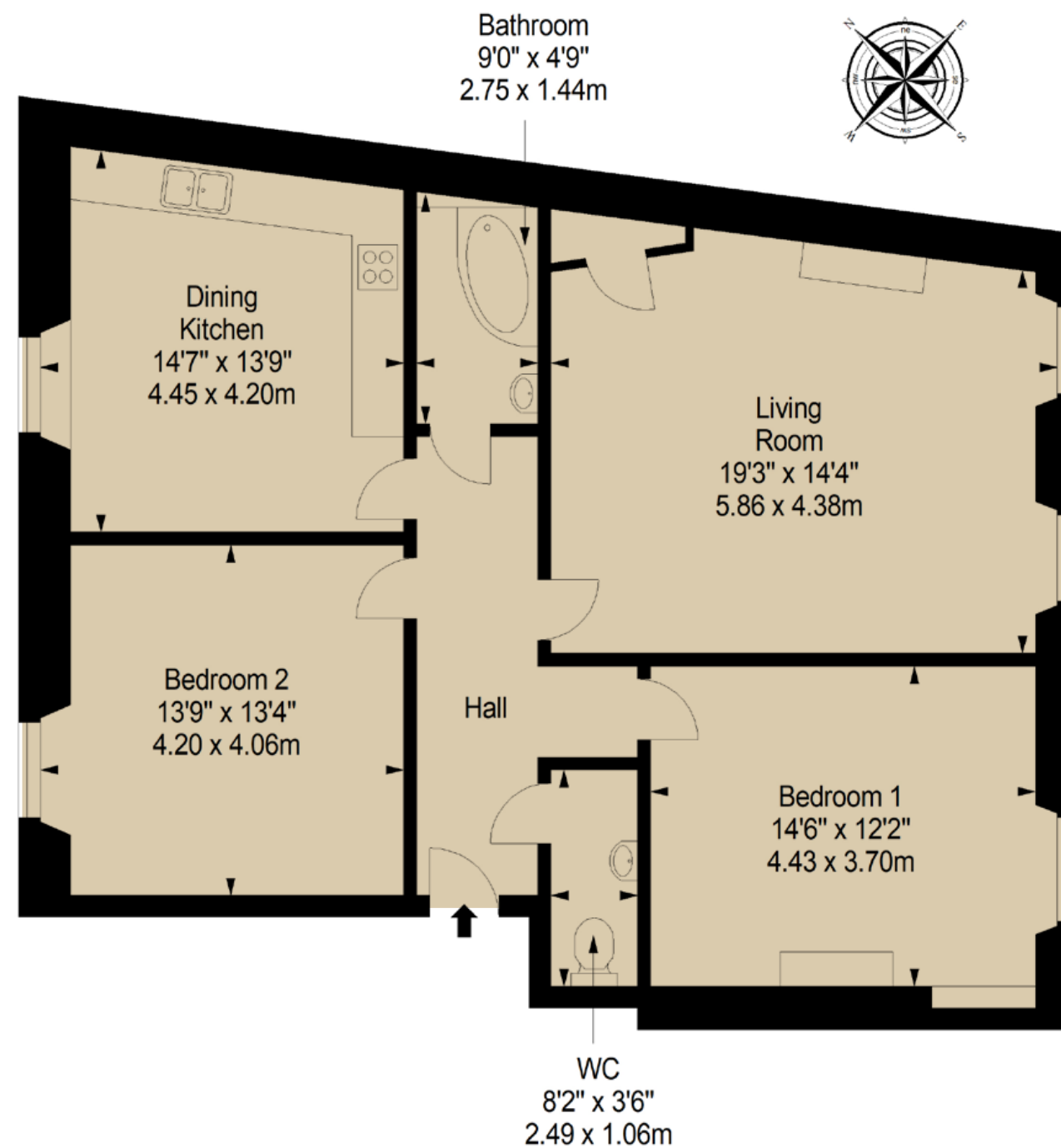
Stockbridge, EH3 5AG

## Approximate total area:

96 sq. metres (1033.4 sq. feet)



First Floor



# A FANTASTIC TWO-BEDROOM FIRST-FLOOR PROPERTY



Part of the New Town conservation area, this listed Georgian flat is a fantastic two-bedroom first-floor property that offers all the charms of period architecture and the convenience of modern sensibilities. The rooms are wonderfully bright and spacious, and decorated in attractive neutral hues to ensure a move-in condition. Original period features complement the styling, along with the quality fixtures and fittings, which include a well-appointed dining kitchen, a two-piece bathroom and a separate WC. Desirably located in the heart of Stockbridge, this flat has a prestigious setting close to thriving amenities, popular bars, and some of Edinburgh's finest award-winning restaurants. With all the city centre offers set within easy strolling distance, this home will certainly be in very high demand.

## GENERAL FEATURES

- First-floor city flat in move-in condition
- Part of a B-listed Georgian building
- Situated in the heart of Stockbridge
- Within the New Town conservation area
- Beautiful interiors with period features
- Home Report value - £500,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Secure telephone-entry system
- Pristine entrance hall
- Large living room with open fireplace
- Spacious dining kitchen
- Two large double bedrooms
- 2pc bathroom and a 2pc WC
- Gas central heating system
- 12-pane sash and case windows
- Working shutters to the windows

## EXTERNAL FEATURES

- Communal rear garden
- Controlled permit parking (Zone 5A)

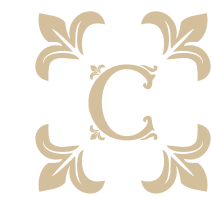
# A BEAUTIFUL INTRODUCTION

*to a beautiful home*

T

he flat is accessed via a secure telephone-entry system and shared stairwell. Stepping inside, you are warmly greeted by a pristine hall finished in an elegant neutral hue and with a thick carpet.





# ELEGANT LIVING ROOM

*an instantly inviting space*

**D**ecorated in on-trend neutral hues and with rich wooden floorboards, the living room is an elegant and instantly inviting space. It has expansive dimensions for an excellent choice of comfy sofas, and for cosy evenings in, it is framed by a handsome open fireplace (that will require servicing before use). Twin southeast-facing sash windows (with working shutters) flood the room in warm sun, adding to the light and airy ambience. Detailed cornice work brings the final touch of decoration, drawing attention to the high ceiling.

*"Twin southeast-facing sash windows (with working shutters) flood the room in warm sun, adding to the light and airy ambience."*



# SPACIOUS DINING KITCHEN

*with an attractive design*





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 njoying a spacious footprint, the dining kitchen easily accommodates a table and chairs. It also features a charming window seat from which to look out across the period buildings of Stockbridge whilst enjoying a cup of coffee. It has an attractive design too, pairing white base cabinets with wooden worktops and a neat line of splashback tiles. Varnished wooden floorboards add further practicality and a warm glow to the light décor, tying the appealing look together. An oven, gas hob, and extractor hood come integrated, with an undercounter fridge, freezer, and washing machine also included.

# TWO LARGE DOUBLE

*bedrooms*

The two bedrooms are both large doubles that offer plenty of floorspace for an assortment of furniture. Each room is lightly decorated in keeping with the theme throughout, providing a crisp blank canvas – the ideal look for new buyers. Both rooms also have working window shutters for a good night’s rest. In addition, the southeast-facing principal bedroom enjoys wooden floorboards and a charming feature fireplace, whereas the second bedroom is laid with carpet for underfoot comfort.



*"... the ideal look for new buyers.  
Both rooms also have working  
window shutters for a good  
night's rest..."*





# THE BATHROOMS

*A two-piece bathroom and WC*

The flat has a two-piece bathroom comprised of a washbasin, a towel radiator, and a corner bathtub with an overhead shower. There is a separate two-piece WC as well.

Gas central heating ensures a comfortable living environment throughout the year, whilst traditional 12-pane sash and case windows bring a cascade of natural light into the home.





# GARDEN & PARKING

*Near beloved green spaces*

Outside, there is a communal rear garden for summer enjoyment. Furthermore, the flat is set within easy walking distance of some of the capital's most beloved green spaces, including the Royal Botanic Garden, Inverleith Park, Princes Street Gardens, and the Water of Leith – perfect for leisurely strolls in the sun. Homeowners also have access to controlled permit parking (Zone 5A), ensuring residents have priority to park.

Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, an undercounter fridge, a freezer, and a washing machine to be included in the sale.



  
81/1 St Stephen  
Street



# STOCKBRIDGE



*Cosmopolitan  
Stockbridge offers  
a quaint village  
atmosphere at the heart  
of the capital*

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 20-minute walk away), a new M&S food hall and the weekly farmers' market (2 minutes 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 just over half 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, Broughton 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

## PARKS

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

#1

EXCLUSIVE VILLAGE-  
STYLE LOCATION AT  
THE FOOT OF THE  
NEW TOWN

## LOCATION



Stockbridge

## TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – Princes  
Street (0.7 mile)

Train Station –  
Edinburgh, Waverley (1  
mile)

Airport – Edinburgh  
International (7.7 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

## SHOPPING

Outstanding Independent  
retailers and grocers.  
Supermarkets including  
Waitrose, the new M&S  
food hall and Sainsbury's.  
Stockbridge Farmers  
Market. Luxury brands at  
Multrees Walk and George  
Street in the New Town

— *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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[www.cullertonsproperty.co.uk](http://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](mailto: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.

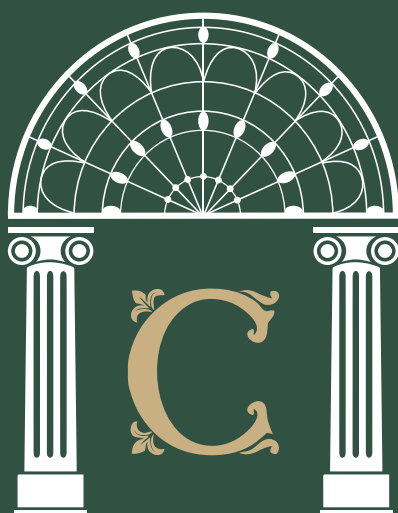
A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

07977 904411  
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## — *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

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SCAN TO DISCOVER MORE

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