

# 18/2 LENNOX STREET

WEST END, EDINBURGH, EH4 1QA

*Introducing an incredible three-bedroom (plus study) duplex apartment that is of an exceptionally high specification, combining the very best of modern interiors with the refinement of period architecture – the results of which are truly impressive. Located in the prestigious West End, this exclusive home offers the ultimate in city living.*



CULLERTON'S





CULLERTON'S

WELCOME TO CULLERTON'S  
THE ETHICAL PROPERTY  
PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2020-2021



CorporateLiveWire  
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OF THE YEAR  
2021-2022

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*An incredible duplex apartment in Edinburgh's West End*

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## Property Name

18/2 Lennox Street

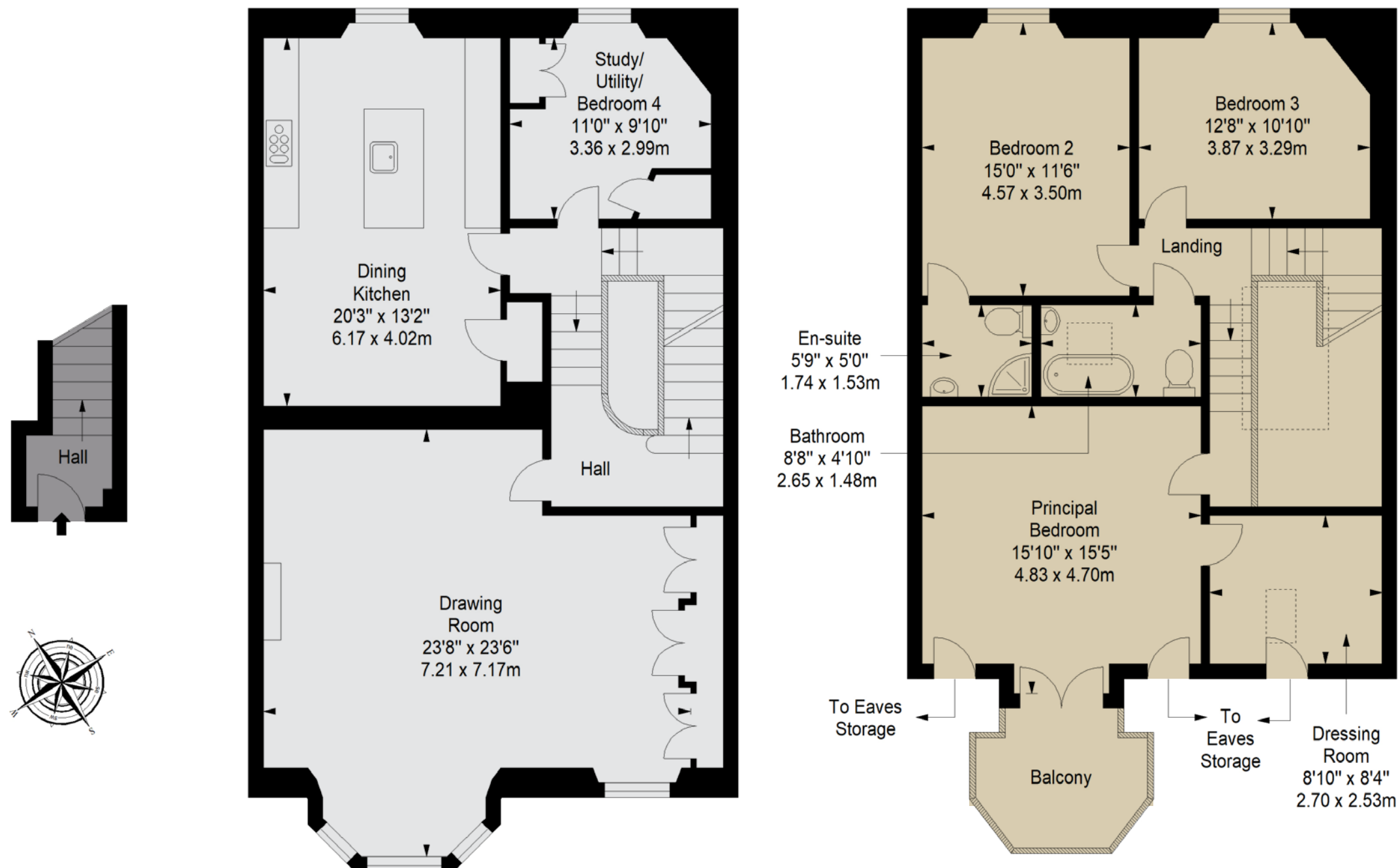
## Location

West End, Edinburgh, EH4 1QA

## Approximate total area:

186.2 sq. metres (2004.3sq. feet)

 - Ground Floor  - First Floor  - Second Floor





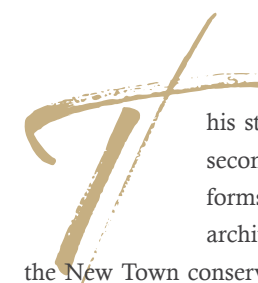






# AN INCREDIBLE

## *three-bedroom duplex apartment*



his stunning main-door duplex apartment occupies the first and second floors of a B-listed Victorian townhouse (1868-69) that forms part of a historically significant crescent by the renowned architect, John Tait. The southwest-facing property falls within the New Town conservation area in Edinburgh's most sought-after West End, set within easy reach of all the city centre has to offer. This three-bedroom family home further boasts a wealth of space, with expansive, light-filled rooms and a host of luxurious finishings, in addition to characterful period details. It is beautifully decorated throughout, and provides a stylish dining kitchen, two bathrooms, a study/utility/bedroom 4, and a private balcony. It also enjoys impressive elevated views over Edinburgh, and is one of the finest properties in the city centre.

## GENERAL FEATURES

- An incredible duplex apartment in Edinburgh's West End
- On the first and second floors of a B-listed townhouse
- Located within the New Town conservation area
- Expansive, light-filled rooms with high ceilings
- Beautiful décor, luxurious finishings, and period features
- Impressive views over Edinburgh's historic skyline
- Home Report value - £1,100,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Main-door entrance at ground level
- Welcoming hall with traditional staircase
- A wonderfully large and light-filled drawing room
- High-specification dining kitchen with central island
- Second-floor landing with pyramidal roof lantern
- Principal bedroom with private balcony and dressing room
- Two additional large double bedrooms
- Versatile study/utility/bedroom 4 with built-in storage
- Modern three-piece en-suite shower room
- Family bathroom with a roll-top bath and rainfall shower
- Gas central heating and traditional sash windows

## EXTERNAL FEATURES

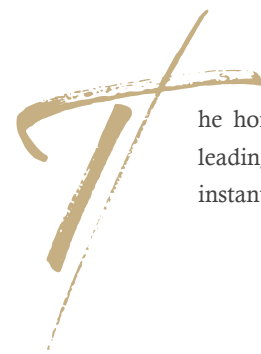
- Private southwest-facing balcony
- Residents can apply for access to Dean Gardens
- Controlled permit parking for homeowners (Zone 5)





# WELCOME

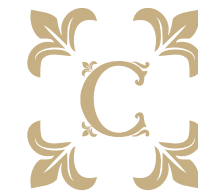
*to a city home with a difference*



The home's private front door opens at ground level, with stairs leading up to a bright hall. Finished with impeccable styling, it is instantly apparent this property is on a different level.







# A DRAWING ROOM

*for all occasions*



rimming with elegance, the drawing room immediately catches the eye. Here, neutral decoration and an oak floor complement one another, whilst white detailing draws attention to the lavish cornice work. A southwest-facing bay window bathe the room in daily sunlight, as a handsome feature fireplace provides a delightful focal point for lounge furniture. There is a wealth of built-in storage and floorspace for all sorts of furnishings to suit your lifestyle as well. In short, this wonderfully large and light-filled space is perfect for all occasions.







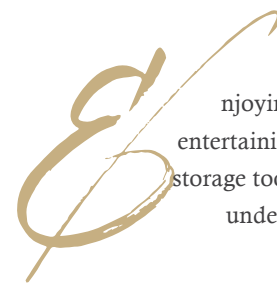
# A DINING KITCHEN WITH CENTRAL ISLAND







# A HIGH-SPECIFICATION *dining kitchen*



njoying an immaculate design and a spacious footprint, the dining kitchen is the home's centrepiece for entertaining lively dinner parties. It has ample room for a large table and chairs, and it has generous cabinet storage too. Arranged around a central island, the high-specification finish includes deluxe quartz worktops, undercabinet mood lighting, a statement gas range cooker and extractor hood, and additional high-end integrated appliances (tall fridge, tall freezer, and dishwasher). The end result is simply exquisite.







# LUXURIOUS SLEEPING QUARTERS

*with Edinburgh skyline views*

An ornate staircase and traditional balustrade lead up to the second floor, where a pyramidal roof lantern floods the space in warm sun and further period details bring added charm. The three main double bedrooms are on this second floor, each enjoying very generous proportions to accommodate a wide variety of bedside furnishings. The second bedroom benefits from a modern en-suite shower room, and like bedroom three, it has inspiring rooftop views as well.

The first floor hosts a study/utility room, which could also be utilised as a fourth bedroom. This room provides homeowners with excellent built-in storage and access to the boiler and washing machine/tumble dryer. In keeping with the exceptionally high standards, all three bedrooms also benefit from attractive modern styling and lovely oak flooring.





The southwest-facing principal bedroom has access to eaves storage, a sizeable dressing room, and even the luxury of a private balcony, which boasts panoramic views over the historic skyline of Edinburgh. Meanwhile, the study/utility room is on the first floor. This room provides homeowners with excellent built-in storage and additional versatility. Currently it is used as a study/utility room with access to the boiler and washing machine/tumble dryer, yet it could work equally well as a children's playroom, if preferred. In keeping with the exceptionally high standards, all three bedrooms also benefit from attractive modern styling and lovely oak flooring.





# EDINBURGH SKYLINE VIEWS

*from the bedrooms*







# ON-TREND

*bathrooms with high-quality finishings*



The second bedroom's en-suite shower room and the family bathroom are both fitted with on-trend tile work and high-quality three-piece suites. The en-suite features a towel radiator, a toilet, a storage-set washbasin, and a quadrant shower cubicle. The family bathroom has a hidden-cistern toilet, a floating storage-set washbasin, a roll-top bath with a handheld and an overhead rainfall shower, plus an electronic Velux window for ample natural light.

Additionally, the property boasts gas central heating throughout, traditional sash and case windows with working shutters, as well as double glazed balcony doors and Velux windows.





*Beautiful gardens*

## TO EXPLORE

Externally, the property comes with a spacious private southwest-facing balcony, to enjoy the afternoon and early evening sun. Residents can also apply for access to the spectacular Dean Gardens, offering over seven acres of carefully landscaped garden grounds which retain their original Victorian charm and layout. Zone 5 controlled permit parking is available as well, ensuring homeowners have space to park in the local area.

Extras: all fitted floor coverings, light fittings (excluding, the hall light), integrated kitchen appliances, and a gas range cooker to be included in the sale. Subject to separate negotiation are the mirror, mirror TV, all broadband equipment, and curtains and blinds.



# WEST END

Forming a large part of the city centre within the prestigious New Town, the West End is an area of outstanding architectural beauty and one of the most desirable addresses in the capital. Along its streets and crescents, the West End promises that coveted combination of peace and tranquillity, with all the amenities and attractions of city living. The area is home to a wealth of independent shops and high-street stores, as well as some of the finest pubs, bars, and restaurants in Edinburgh. Meanwhile residents are only a few minutes' walk from Dean Village and cosmopolitan Stockbridge along the idyllic Water of Leith Walkway, and Princes Street which is just 6 minutes' walk away.

While the West End houses the city's financial district, it is also a centre for arts and culture, boasting such major venues as the Usher Hall, Traverse Theatre, Royal Lyceum, and the Edinburgh Filmhouse. The Scottish National Gallery of Modern Art (Modern 1 & 2) is also a 5-minute walk away. The West End falls within the catchment area for sought-after Flora Stevenson Primary School and Broughton High School, with numerous independent schools nearby, including Fettes College, ESMS Schools, St George's School for Girls. Ideal for walking or pedalling across the city, the West End is also served by 24-hour bus services, tram links, and national rail travel from Haymarket station.



## SCHOOLS

State Schools: Flora Stevenson  
Primary School, Broughton High  
School Independent Schools: Fettes  
College, ESMS Schools, St George's  
School for Girls, Edinburgh  
Academy, Heriots

## CULTURE

Scottish National Gallery  
of Modern Art (One &  
Two), Usher Hall, Traverse  
Theatre, Royal Lyceum,  
Edinburgh Filmhouse

## SHOPPING

Local independent shops  
in Stockbridge, high-  
street stores on Princes  
Street, West end Village,  
Haymarket, George  
Street

#1

AREA OF OUTSTANDING  
ARCHITECTURAL BEAUTY AT  
THE HEART OF EDINBURGH

## LOCATION



New Town  
Conservation Area

## TRANSPORT



Bus – 19, 22, 36, 37, X37,  
N37, 43, 47, 113

Tram Stop – West End  
(0.8 miles)

Train Station –  
Haymarket (0.9 miles)

Airport – Edinburgh  
International (6.8 miles)



## SPORTS

Sports24-hour PureGym,  
Drumsheugh Baths Club,  
Ravelston Golf Club,  
Murrayfield Golf Club,  
Murrayfield Stadium,  
Dean Sports Club  
(racquets)

## FOOD & DRINK

Diverse range of cafés,  
wine bars, coffee  
houses, traditional  
pubs, restaurants and  
fine dining

## PARKS

Dean Gardens,  
The Water of Leith  
Walkway, Inverleith  
Park, Edinburgh cycle  
path network (various  
access points)





## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.





# CULLERTON'S

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## 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.