

26 GILMORE PLACE

BRUNTSFIELD, EDINBURGH, EH3 9NQ

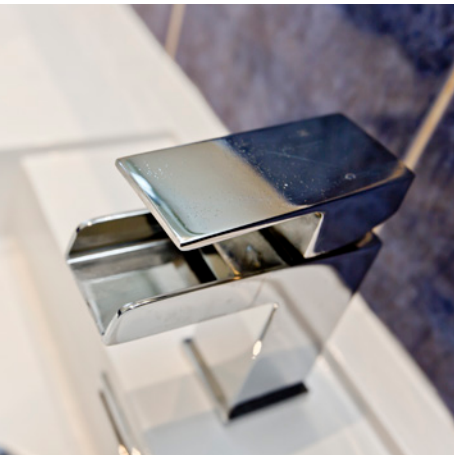
This B-listed city centre terraced Georgian townhouse in Bruntsfield, within the Marchmont, Meadows and Bruntsfield conservation area, is arranged over four floors and boasts eight bedrooms, seven bathrooms and a generous reception area, whilst, externally, is accompanied by a garden.



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OUTSTANDING
LOCATION IN
DESIRABLE
BRUNTSFIELD



FULL PLANNING CONSENT
AND A BUILDING WARRANT
IN PLACE FOR THE LOWER
GROUND FLOOR TO BE
RENOVATED INTO A TWO-
BEDROOM FLAT.



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Exceptionally generous living and dining room - Spanning the entire depth of the original house, the room offers an impressive space for stylish living. With its large original sash and case windows, wooden shutters, fireplace and cornicing, this room has an under- stated elegance typical of the Georgian period.

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Bruntsfield, Edinburgh - Situated under a mile from the city centre, the desirable area of Bruntsfield is much-loved for its fabulous local amenities, from charming specialist shops and galleries to artisan cafes, bars and bistros.

26 GILMORE PLACE

BRUNTSFIELD, EDINBURGH, EH3 9NQ

- B-listed terraced Georgian townhouse
- Outstanding location in desirable Bruntsfield
- Beautiful period features and some modern touches
- Large entrance vestibule and hall with storage
- Exceptionally generous living and dining room
- Good-sized kitchen with walk-in store
- Six double bedrooms with en-suite shower rooms
- Two well-proportioned single bedrooms
- Bright three-piece bathroom and separate WC
- Three flexible rooms and shower room on lower-ground floor
- Predominantly lawned rear garden
- Controlled parking (Zone 8)
- GCH, refurbished sash-and-case windows & partial DG

VIEWING ARRANGEMENTS BY APPOINTMENT
TELEPHONE CULLERTON'S
ON 0131 225 5007

EPC RATING - D | HR VALUE £975,000

Extras: All fitted floor coverings, window coverings, and light fittings to be included in the sale. All furniture can also be included if required.



B-LISTED TERRACED GEORGIAN TOWNHOUSE

Boasting an enviable location in sought-after Bruntsfield, within the Marchmont, Meadows and Bruntsfield conservation area, this B-listed Georgian Terraced townhouse is currently a guest house but would make an exceptional family home, with spacious and flexible accommodation over four floors, including eight bedrooms and seven bathrooms. The home has been well-maintained and benefits from some modern touches, as well as a wealth of lovingly-retained authentic features expected of a period property. The house enjoys excellent amenities on the doorstep, such as Bruntsfield's eclectic mix of shops, cafés, bars and restaurants, fantastic transport links, and The Meadows and Bruntsfield Links, whilst well-regarded schools are within walking distance and the town centre is just under a mile away.

Set back from the road behind a low-maintenance garden, the home's front door opens into an airy entrance vestibule, flowing through to a hall with a handy built-in storage cupboard and a convenient two-piece WC.



EXCEPTIONALLY GENEROUS LIVING AND DINING ROOM

Leading off the hall to the right is an exceptionally spacious living and dining room. Spanning the entire depth of the original house, the room offers an impressive space for stylish living. With its large original sash and case windows, wooden shutters, fireplace and cornicing, this room has an understated elegance typical of the Georgian period.





Rich-red and grey décor is accompanied by a wealth of beautiful authentic features, including elegant cornicing, ceiling roses, a picture rail, handsome pine flooring, and a striking fireplace flanked by an Edinburgh Press with shelving and hidden storage, whilst twin south-facing sash-and-case windows (with working shutters) flood the room with sunny natural light throughout the day.

Conveniently accessed from here is a kitchen, which could easily accommodate a range of wall and base cabinets and freestanding and/or integrated appliances. A large walk-in store also features, offering excellent pantry storage. From the kitchen, a door leads into a rear hall where a set of stairs takes you to the lower-ground level which comprises three rooms, one with a separate external entrance and an en-suite shower room. Returning to the ground floor, a good-sized double bedroom with muted décor, a characterful tartan carpet, built-in storage, and an en-suite shower room completes this level of accommodation.





BEDROOMS WITH EN-SUITES

Ascending the stairs to the first floor, you reach a landing with a large built-in cupboard, which in turn affords access to a further four bedrooms (two generous doubles and two good-sized singles) and a bathroom. The largest double occupies a generous footprint and boasts the delightful period features of intricate cornicing, a ceiling rose, and recessed sash-and-case windows, enjoying the same sunny aspect as the reception room and also with working shutters. Both double bedrooms are supplemented by en-suite shower rooms, whilst the single rooms share a bright bathroom complete with a bathtub with an overhead shower, and a WC-suite.





On the second floor, a further landing with another large storage cupboard leads to the three remaining double bedrooms, all enjoying the same muted décor as the rest of the sleeping areas and carpeted for optimum comfort. All bedrooms on this floor enjoy en-suite shower rooms, and the master is further heightened by a sunny aspect and lovely views of the street below and Arthur's Seat in the distance. The home is heated by a gas central heating system and benefits from refurbished sash-and-case windows to the front and double-glazed windows to the rear.





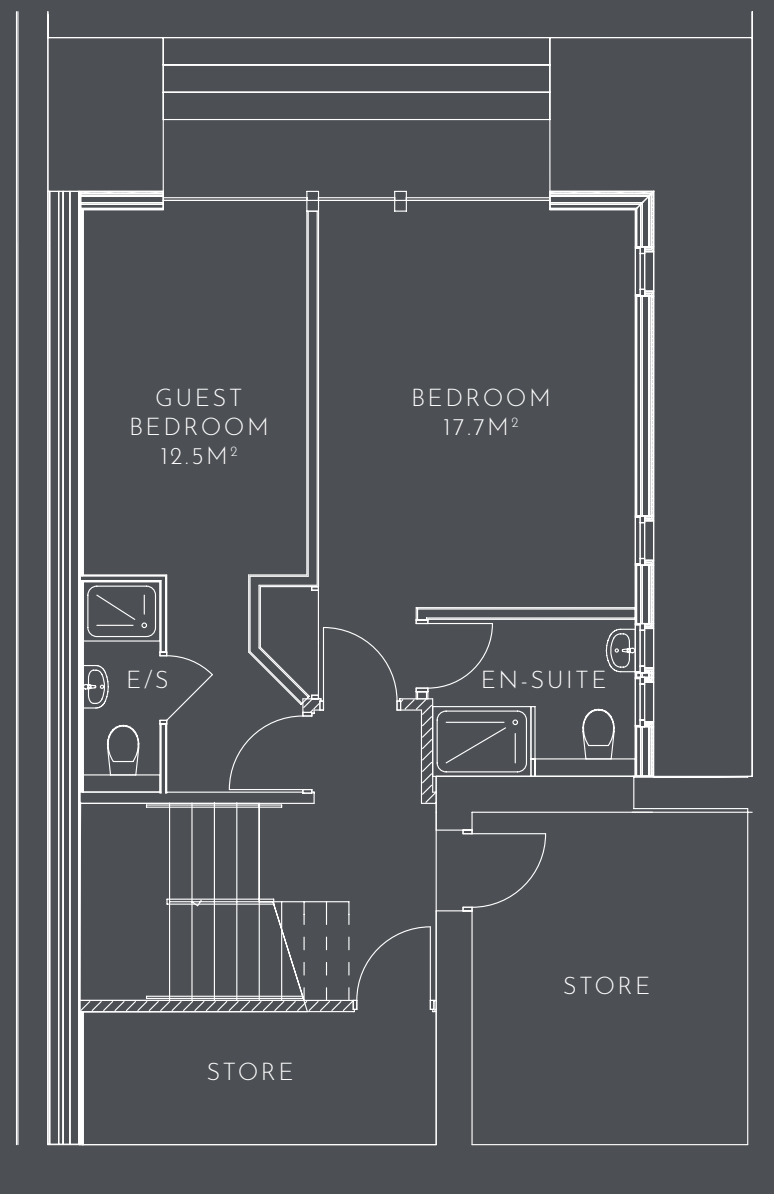
PREDOMINANTLY LAWNED REAR GARDEN

Externally, the house is accompanied by a good-sized rear garden, featuring a lawn and a patio area. Controlled parking on Gilmore Place and in the vicinity falls under Zone 8.

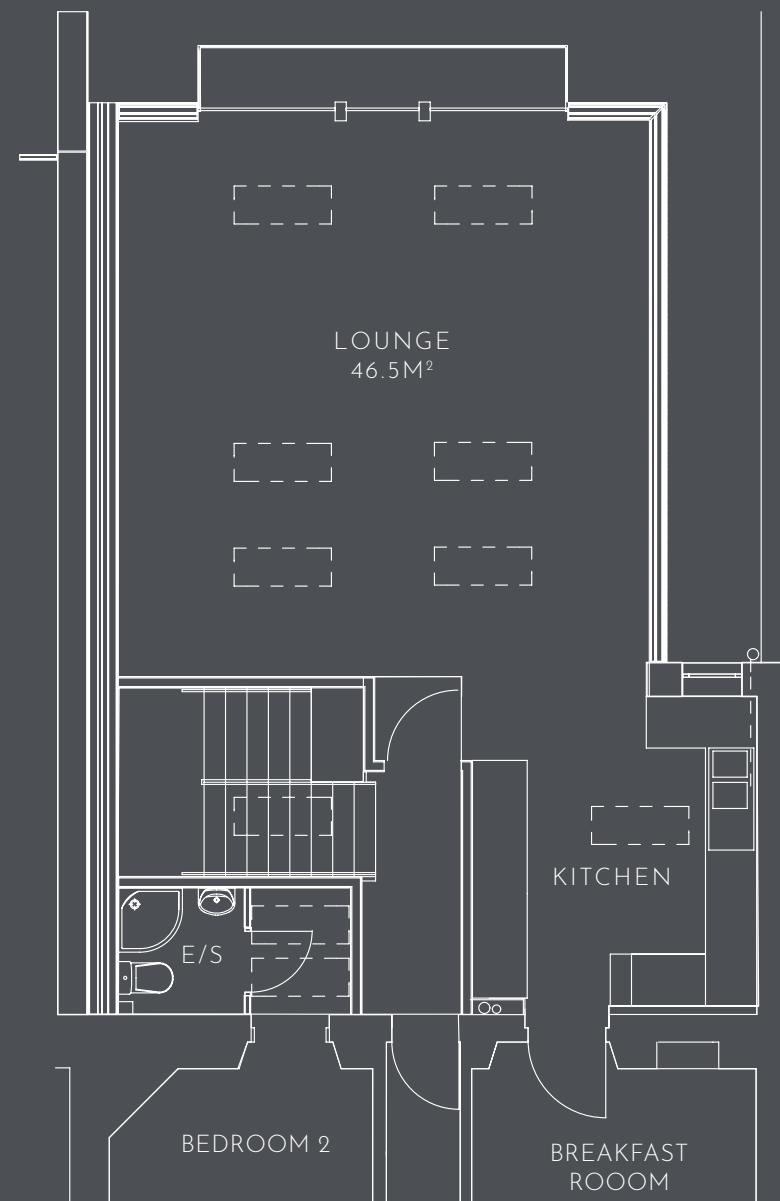


PROPOSED EXTENSION

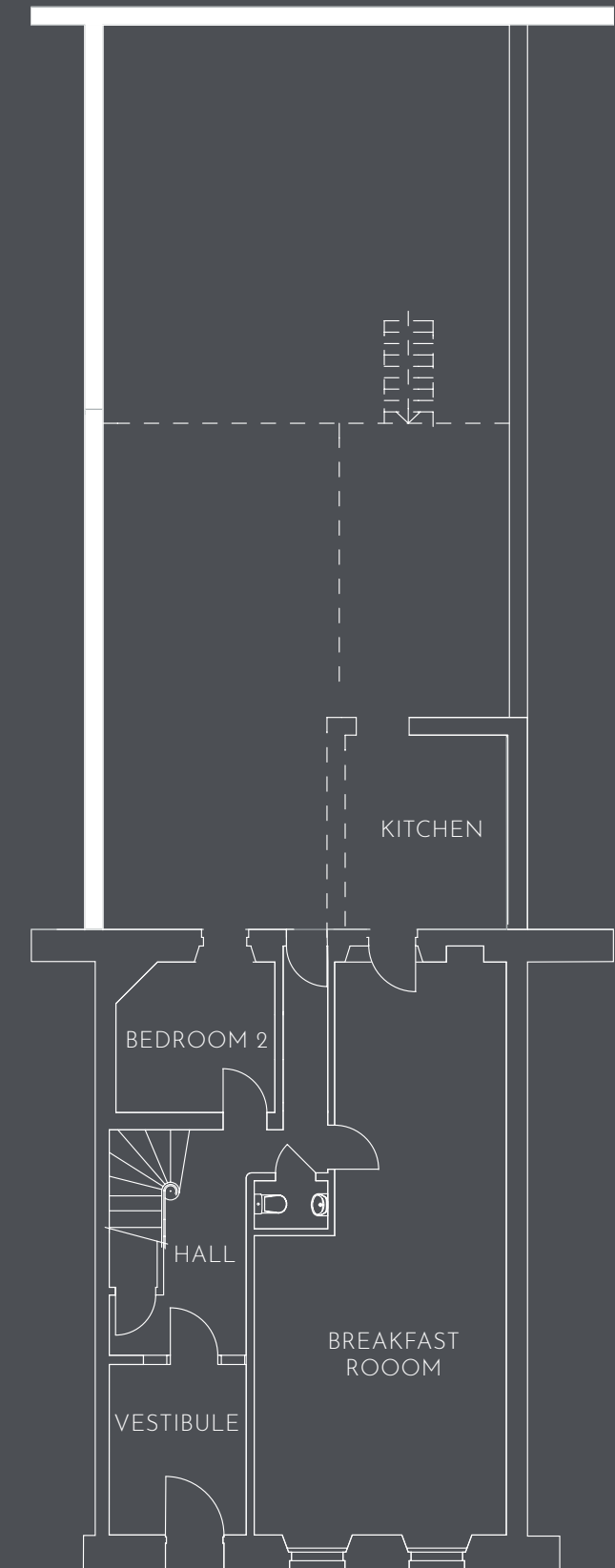
The property currently has full planning consent and a building warrant in place for the lower-ground floor to be renovated into a two-bedroom flat.



PROPOSED LOWER GROUND FLOOR



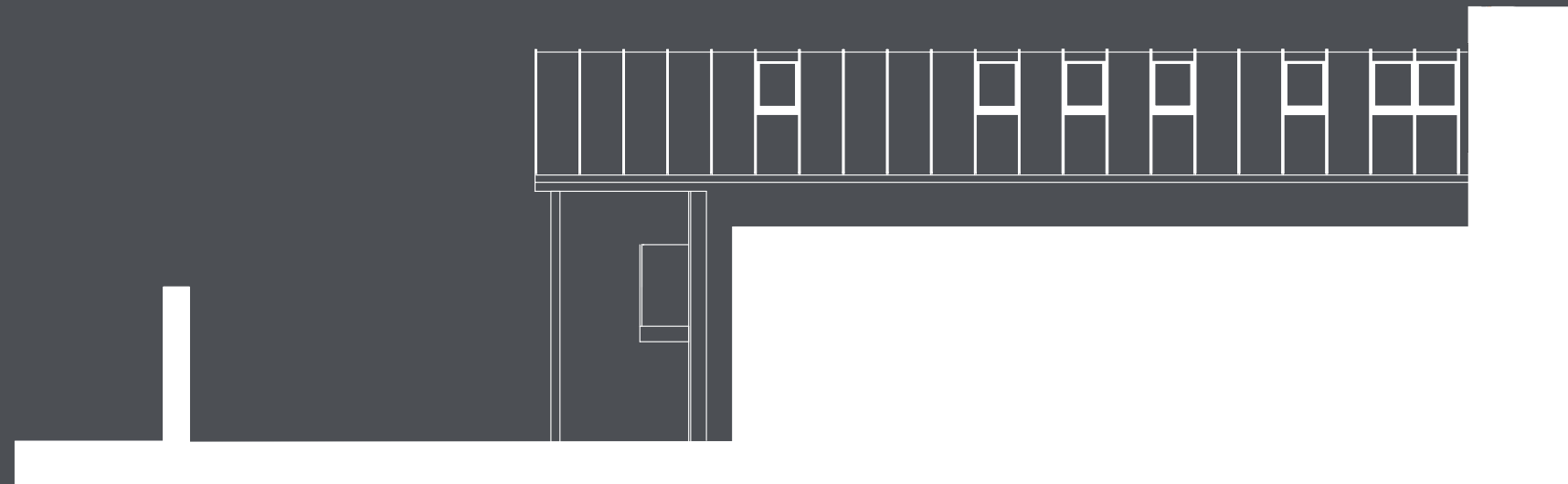
PROPOSED GROUND FLOOR



EXISTING GROUND FLOOR

PROPOSED EXTENSION

ELEVATIONS



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



BRUNTSFIELD

EDINBURGH

Situated less than a mile from the city centre, the desirable area of Bruntsfield is much-loved for its fabulous local amenities, from charming specialist shops and galleries to artisan cafes, bars and bistros. Neighbouring the prestigious Morningside district, with its equally appealing shopping and entertainment facilities, including a luxury cinema, the area enjoys access to high-end supermarkets, top quality delicatessens, fishmongers, butchers and grocers. The lovely green spaces of Bruntsfield Links and the Meadows, popular with dog walkers, families and picnickers, offer delightful local areas for outdoor recreation, whilst many of the capital's world-renowned cultural and recreation facilities are in easy reach by foot or via Bruntsfield's excellent public transport links. Well-reputed primary and secondary schools fall within Bruntsfield's catchment area, whilst Napier University, the University of Edinburgh and the Edinburgh College of Art are all within walking distance.





AMENITIES

UNIVERSITIES

University of
Edinburgh,
Edinburgh
Napier
University

TRANSPORT

Bus – 10, 11, 15, 16, 23,
27, 36, 45, N11, N16, X15
Train Station – Haymarket
(0.9 miles), Waverley (1.3
miles)
Airport – Edinburgh
International (8 miles)

CULTURE

Church Hill
Theatre, Dominion
Cinema, galleries
and artists' studios

#1

MARCHMONT, MEADOWS AND BRUNTSFIELD CONSERVATION AREA

LOCATION

{ Under a mile
from City
Centre }

PARKS

The Meadows
Bruntsfield Links
Union Canal Walkway

SCHOOLS

State Schools:
Tollcross Primary
School, St Peter's
RC Primary School,
James Gillespie's High
School, St Thomas
of Aquin's RC High
school
Independent Schools:
St George's School for
Girls, George Heriot's
School, George Watso

FOOD & DRINK

Restaurants, bistros,
traditional pubs and
bars, artisan chocolate
and coffee shops

SPORTS

Merchiston Tennis &
Bowling Club, Forth
Canoe Club, Iyengar
Yoga Centre, Meggetland
Sports Complex



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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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.