

# 8/2 GROSVENOR CRESCENT



**CULLERTON'S**



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Area of outstanding  
architectural beauty at the heart  
of Edinburgh



## Property Name

8/2 Grosvenor Crescent

## Location

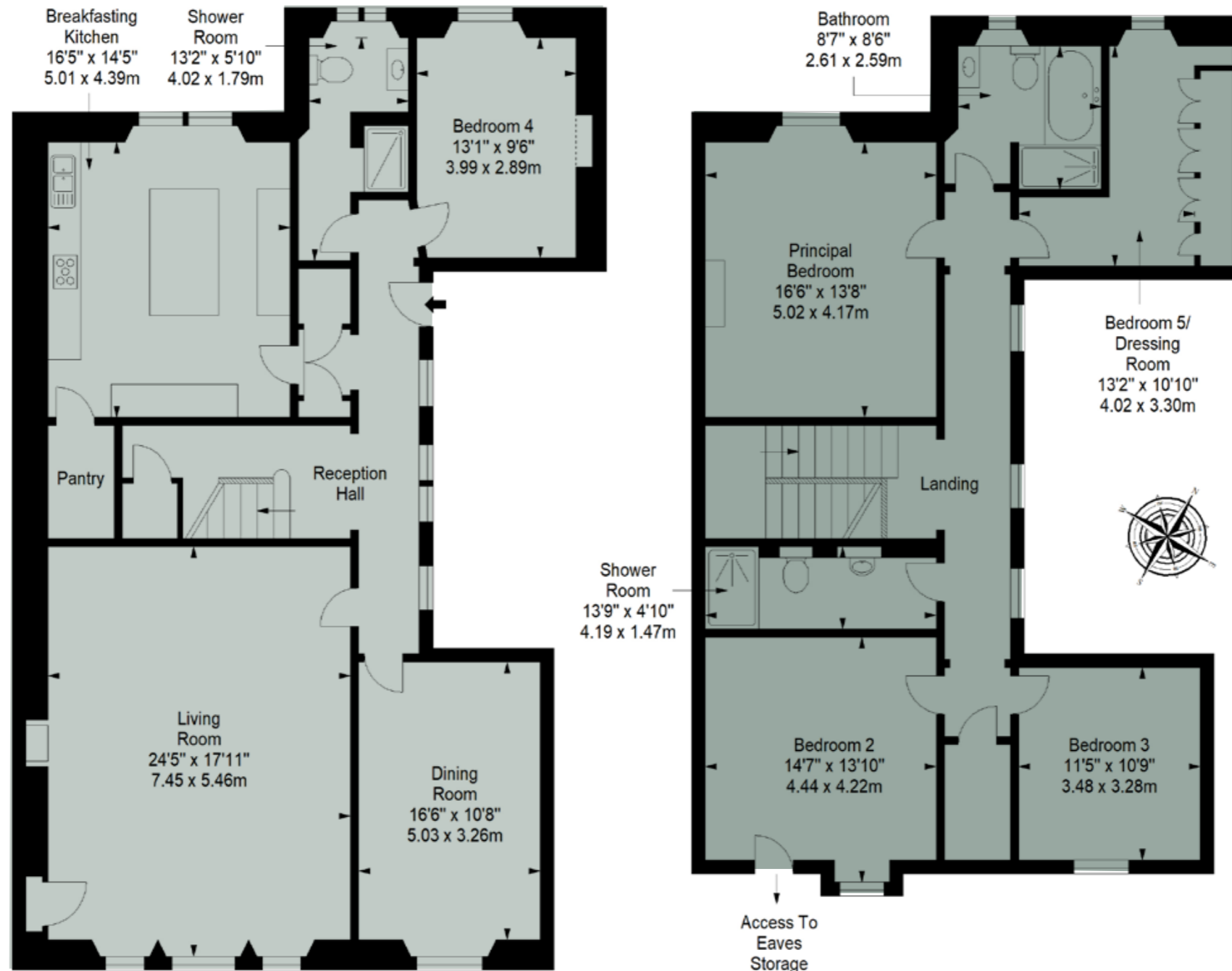
West End, EH12 5EP

## Approximate total area:

234.2 sq. metres (2521.0 sq. feet)

 - Second Floor

 - Third Floor



# OCCUPYING THE UPPER TWO LEVELS OF A LISTED VICTORIAN TOWNHOUSE

This elegant four/five-bedroom apartment enjoys a prestigious West End address on one of Edinburgh's finest crescents. Forming part of a distinguished terrace centred around private residents' gardens, the home pairs refined period living with a wonderfully connected city setting moments from Haymarket. Two south-facing balconies offer impressive views towards Edinburgh Castle and the Pentland Hills, while regulated street parking adds welcome convenience.

Set within the New Town Conservation Area and forming part of Edinburgh's historic UNESCO World Heritage Site, leafy Grosvenor Crescent offers unrivalled access to the best of the capital. Haymarket's national rail and airport tram links are close by, alongside excellent local amenities, cultural attractions, and well-regarded schooling, enhancing the address's exceptional appeal.

VIEW FROM THE PRINCIPAL BEDROOM

# ELEGANT PERIOD HOME



The apartment has been beautifully and fully renovated in recent years, creating a refined home that balances period character with modern comfort. Timeless interiors retain exquisite original features, including cornicework, archways, fireplaces, tall shuttered sash windows, and impressive ceiling heights. These are paired with a soft neutral backdrop, reclaimed hardwood flooring, quality hardwearing carpets, and charming vintage-style radiators for a calm, elegant finish. A south-facing aspect enhances the wonderfully bright and airy ambience, while the flexible four/five-bedroom layout, two stunning reception rooms, three luxurious bath/shower rooms, and extensive storage provide outstanding space and practicality for modern family living.

## GENERAL FEATURES

Prestigious West End address on leafy Grosvenor Crescent  
Set within the New Town Conservation Area and UNESCO World Heritage Site  
Elegant upper apartment within a B-listed Victorian townhouse  
Two-storey four/five-bedroom layout offering outstanding flexibility  
Fully renovated interiors blending period character with modern comfort  
Moments from Haymarket's rail and airport tram links  
Close to cultural attractions, excellent schooling, and the city centre  
Home Report value - £1,000,000 | EPC Rating - C

## ACCOMMODATION FEATURES

Shared entrance with secure entry  
Private entrance stair with roof lantern and exquisite period frieze work  
Reception hall and upper landing with internal picture windows and excellent storage  
South-facing living room with seating balcony, Pentland Hills views, marble fireplace, log burner, and Edinburgh press  
Versatile formal dining room with period fireplace and sunny open outlook  
Bright contemporary kitchen with seating island, premium appliances, and pantry  
Separate utility cupboard  
Generous principal bedroom with period fireplace  
Two upper double bedrooms with shared Castle-view balcony  
Lower-level double bedroom with storage recess  
Fifth bedroom/dressing room with fitted wardrobes  
Principal bathroom with bath and walk-in rainfall shower  
Two stylish shower rooms with rainfall showers, including one with Travertine tiles  
Original cornicework and tall shuttered sash windows  
Reclaimed hardwood flooring, quality wool carpets, and calm neutral décor  
New boiler, new gas meter, and charming vintage-style radiators  
Underfloor heating in all bath/shower rooms

## EXTERNAL FEATURES

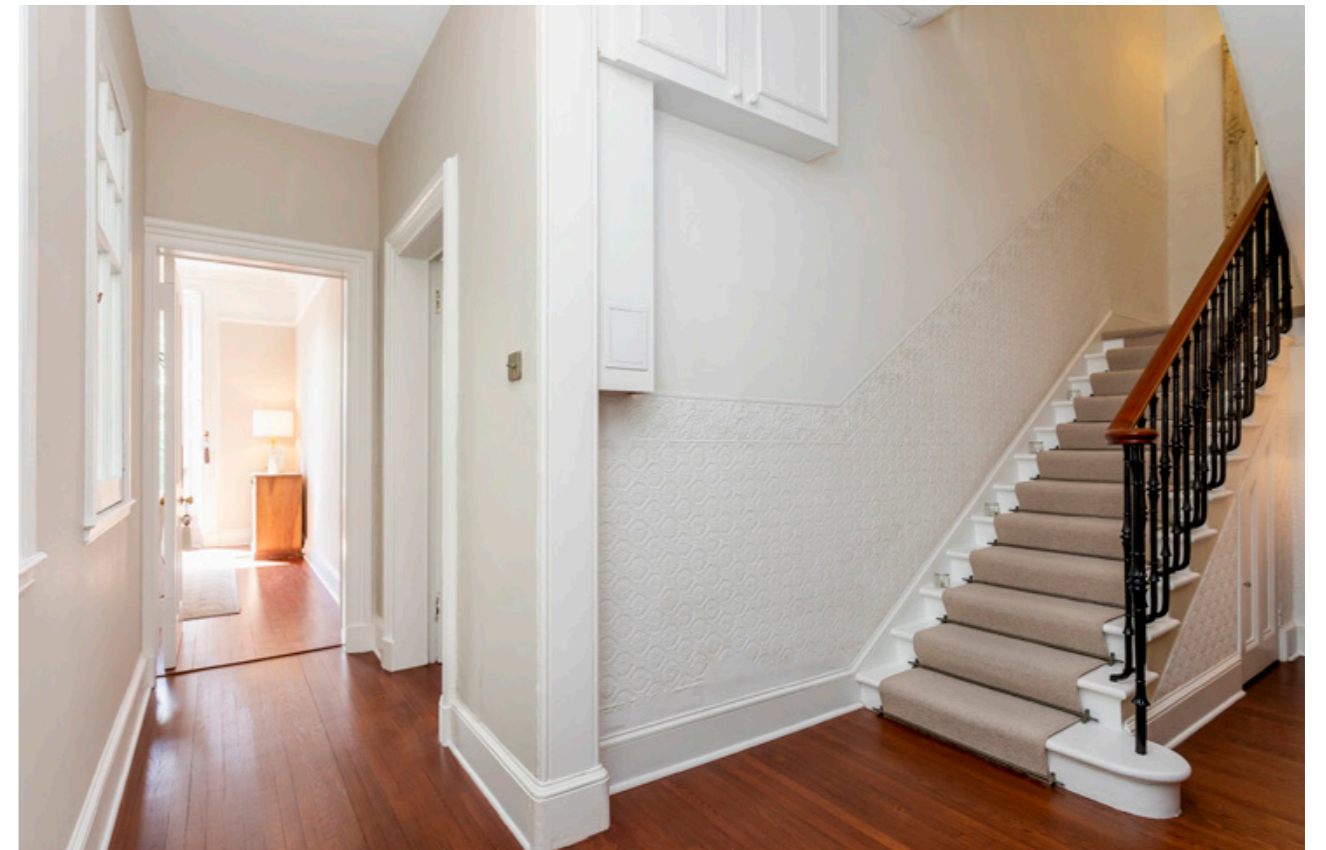
Two south-facing stone balconies with Castle and Pentland Hills views  
Access to Grosvenor and Lansdowne residents' gardens for a nominal annual fee  
Close to the Water of Leith walkway and cycle path  
Ample regulated street parking within Controlled Parking Zone 1



# BEAUTIFUL ENTRANCE

A secure shared entrance leads up to the private stair, where an impressive roof lantern illuminates exquisite period frieze work. Inside, internal picture windows from the reception hall and upper landing beautifully frame this striking craftsmanship, drawing in natural light and creating a thoughtful visual connection with the stairwell.

Both spaces also provide superb storage, including a cloak cupboard on entry.



# SUN-FILLED LIVING ROOM

WITH BALCONY

# A TRUE HIGHLIGHT OF THE HOME IS THE SPECTACULAR LIVING ROOM

Bathed in all-day light from tall south-facing shuttered windows that frame leafy vistas towards the Pentland Hills. These far-reaching views can also be enjoyed from the stone balcony, which has space for a bistro table and chairs. A log burner set within an original marble fireplace brings cosy warmth to this generous, light-filled reception room, while a classic Edinburgh press provides concealed storage.





FAR-REACHING VIEWS CAN  
ALSO BE ENJOYED FROM  
THE STONE BALCONY



# FORMAL DINING ROOM



A second lower-level reception room offers valuable flexibility and shares the living room's sunny aspect and far-reaching views from a shuttered window. Currently arranged as a formal dining room, complete with a decorative fireplace, it provides an elegant setting for entertaining and could equally serve as a study, snug, or occasional guest room.



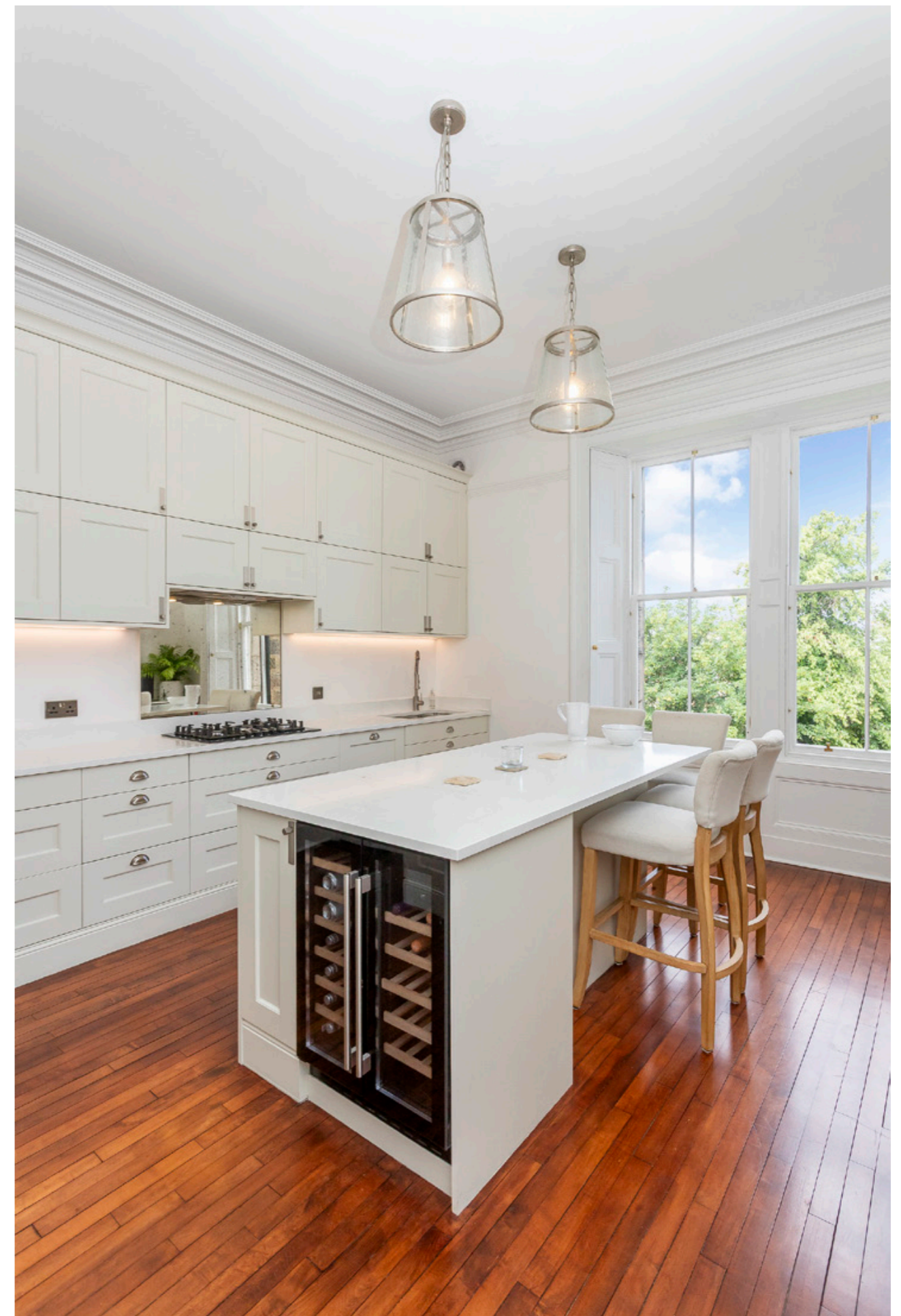
# CONTEMPORARY KITCHEN





## WITH SEATING ISLAND, PREMIUM APPLIANCES, AND PANTRY

Benefiting from abundant natural light and lovely views over neighbouring gardens, the contemporary kitchen is classically styled and exceptionally well-appointed. Extensive shaker-style cabinetry, including deep drawers, is paired with luxurious quartz worktops, a large stainless-steel sink with a pull-out spray tap, and island seating for casual breakfasts or relaxed drinks when hosting.





Premium NEFF appliances include two self-cleaning Slide&Hide wall ovens, a five-ring gas hob with a mirrored splashback, a dishwasher, and a dual-zone drinks fridge, while a semi-integrated Samsung American-style fridge freezer is also provided.

# CONCEALED BAR/BREAKFAST STATION

WITH ILLUMINATED SHELVING

Further enhancing the considered design is a concealed bar/breakfast station with illuminated shelving, along with a shelved built-in pantry. Discreet laundry provision is found in an adjacent utility cupboard off the hall.



# EXCEPTIONALLY SPACIOUS

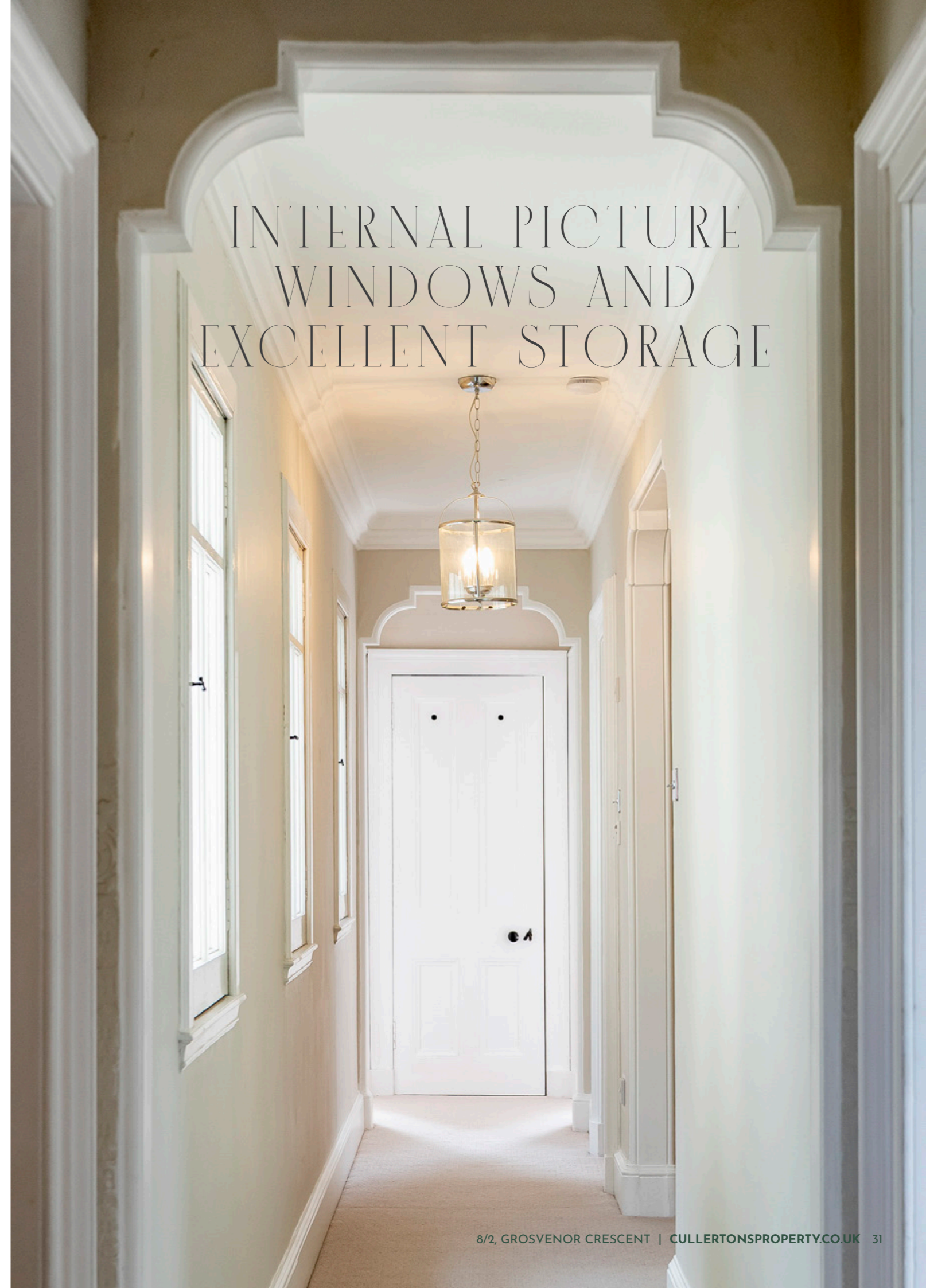


## GENEROUS PRINCIPAL BEDROOM WITH PERIOD FIREPLACE

The exceptionally spacious principal bedroom enjoys a secluded upper-floor position beneath the eaves, with a characterful fireplace adding charm.



## INTERNAL PICTURE WINDOWS AND EXCELLENT STORAGE





TWO UPPER  
DOUBLE  
BEDROOMS  
WITH SHARED  
CASTLE-VIEW  
BALCONY

# FLEXIBLE LAYOUTS

Four double bedrooms across two floors promise ample space for family and guests, with the upper-level bedrooms benefiting from shuttered windows. Two further upper-level bedrooms share access to a stone south-facing balcony, offering impressive views towards Edinburgh Castle and providing a wonderful private outlook above the crescent. One upper-level bedroom provides access to eaves storage, while the lower-level bedroom benefits from a useful storage recess.



## CEILING-HIGH FITTED WARDROBES AND WINDOW SHUTTERS

Also on this level is the fifth bedroom, currently arranged as a bright dressing room with ceiling-high fitted wardrobes and window shutters. This versatile room could also serve as a nursery, quiet home study, or be reinstated as a double bedroom.

# LUXURIOUS BATH AND SHOWER ROOMS





## HIGH-END CONTEMPORARY BATH AND SHOWER ROOMS SPAN BOTH FLOORS

Providing excellent everyday convenience, with each further enhanced by underfloor heating. They are appointed with stylish vanity basins, concealed-cistern WCs, and striking black, brass, or chrome finishes. The naturally-lit lower-level shower room features a sleek black-framed enclosure with a dual-head shower, including a rainfall head, and a striking chequerboard

floor, while the upper-level shower room is equally elegant, finished with Travertine stone tiles and a rainfall shower. Adjacent to the principal bedroom, and effectively forming a suite with the dressing room, is a bright, beautifully tiled bathroom complete with a bath and walk-in rainfall shower.



# GARDENS

RESIDENTS'  
GARDENS AND  
REGULATED  
PARKING

Directly on the doorstep, the established Grosvenor and Lansdowne Gardens offer an exclusive green retreat for residents, accessible for a nominal annual fee. This rare access to beautifully maintained private gardens, with sweeping lawns, mature trees, and seating areas, brings a wonderful sense of calm to the city setting. The tranquil Water of Leith walkway and cycle path is also just a short distance away, providing a scenic setting for weekend strolls, dog walks, and everyday cycling.



THE AREA OFFERS AMPLE  
REGULATED STREET PARKING WITHIN  
CONTROLLED PARKING ZONE 1.



# WEST END

EDINBURGH

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Forming a large part of the city centre on the fringes of Edinburgh's 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. From leafy Grosvenor

Crescent, residents are especially well placed for Haymarket's rail, tram, and airport links, as well as the private Grosvenor and Lansdowne Gardens directly on the doorstep. The area is home to a wealth of independent shops, including the hidden gem of West End Village, and top high-street stores, along with some of the capital's finest pubs, bars, and restaurants.

# CULTURE

Meanwhile, residents are only a few minutes' walk from Princes Street and Dean Village, which leads to cosmopolitan Stockbridge along the idyllic Water of Leith Walkway. While the West End houses the city's financial district, it is also a centre for arts and culture, boasting such notable venues as the Usher Hall, Traverse Theatre, and Royal Lyceum. The Scottish National Gallery of Modern Art, Modern One and Two, is also accessible on foot.



# TRANSPORT & SCHOOLING

The West End falls within the catchment area for sought-after schooling at primary and secondary levels, with numerous independent schools nearby, including Fettes College, ESMS Schools, St George's School for Girls, and The Edinburgh Academy. Whilst ideal for walking or pedalling across the city, the West End is also served by extensive bus services, airport tram links, and national rail travel from Haymarket station.

- 1 Haymarket Station
- 2 Edinburgh Castle
- 3 Edinburgh University
- 4 National Museum
- 5 The Meadows
- 6 Arthurs Seat
- 7 Prestonfield Golf Club
- 8 Blackford Hill
- 9 Craigtinny Golf Course
- 10 Leith Links
- 11 Trinity
- 12 Inverlieth Park
- 13 Royal Botanic Garden
- 14 National Gallery Scotland
- 15 Murrayfield Stadium
- 16 Edinburgh Zoo
- 17 Ravelston Golf Club
- 18 Corstorphine Hill



# NEARBY AMENITIES

Please note, this map is for illustrative purposes only, and is not to scale. The image generated here is an artistic illustration, not a reproduction of any Ordnance Survey maps.



## SCHOOLS

State Schools: Roseburn Primary School, Craigmount High School, St Mary's RC Primary School, and St Thomas of Aquin's RC High School.

Independent Schools: Fettes College, ESMS Schools, St George's School for Girls, The Edinburgh Academy, and St Mary's Music School

## CULTURE

Scottish National Gallery of Modern Art, Modern One and Two, Usher Hall, Traverse Theatre, and the Royal Lyceum

## SHOPPING

Local independent shops in Stockbridge and West End Village, high-street stores on Princes Street, and luxury outlets on George Street

# #1

AREA OF OUTSTANDING ARCHITECTURAL BEAUTY AT THE HEART OF EDINBURGH

## LOCATION



New Town Conservation Area

## TRANSPORT



Bus – 3, 4, 25, 26, 33, 44, X7, 100/Airlink, and selected night services  
Tram Stop – 0.2 miles / under five minutes' walk  
Train Station – 0.2 miles / under five minutes' walk

Airport – 6.7 miles, with direct tram access from Haymarket



## SPORTS

24-hour PureGym, Drumsheugh Baths Club, Ravelston Golf Club, Murrayfield Ice Rink, and Murrayfield Stadium

## PARKS

Grosvenor and Lansdowne residents' gardens, the Water of Leith Walkway, Princes Street Gardens, Dean Village, and Inverleith Park

## FOOD & DRINK

A diverse range of cafés, wine bars, coffee houses, traditional pubs, eateries, and fine dining

— *Where truly bespoke service is the cornerstone of our ethos*

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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.

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— *Property Consultant*

MARK CULLERTON



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

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— *About Mark*

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 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

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SCAN TO DISCOVER MORE

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