

10 ROYAL TERRACE

NEW TOWN, EDINBURGH, EH7 5AB



CULLERTON'S

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— 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

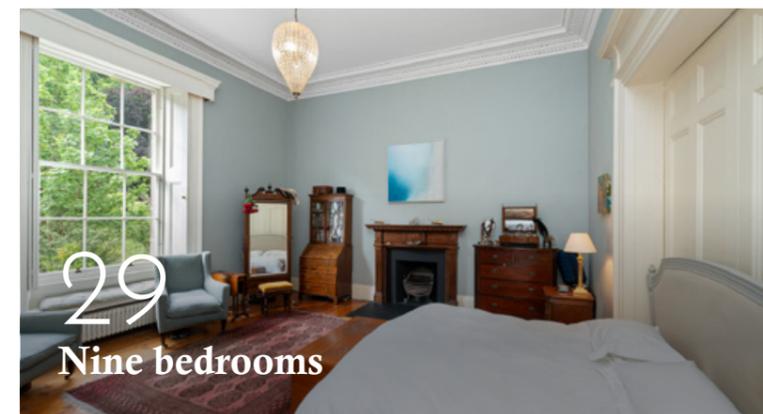


Welcome to 10 Royal Terrace
A fine example of Georgian grandeur

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Elegant light-filled living spaces



Nine bedrooms

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Property Name

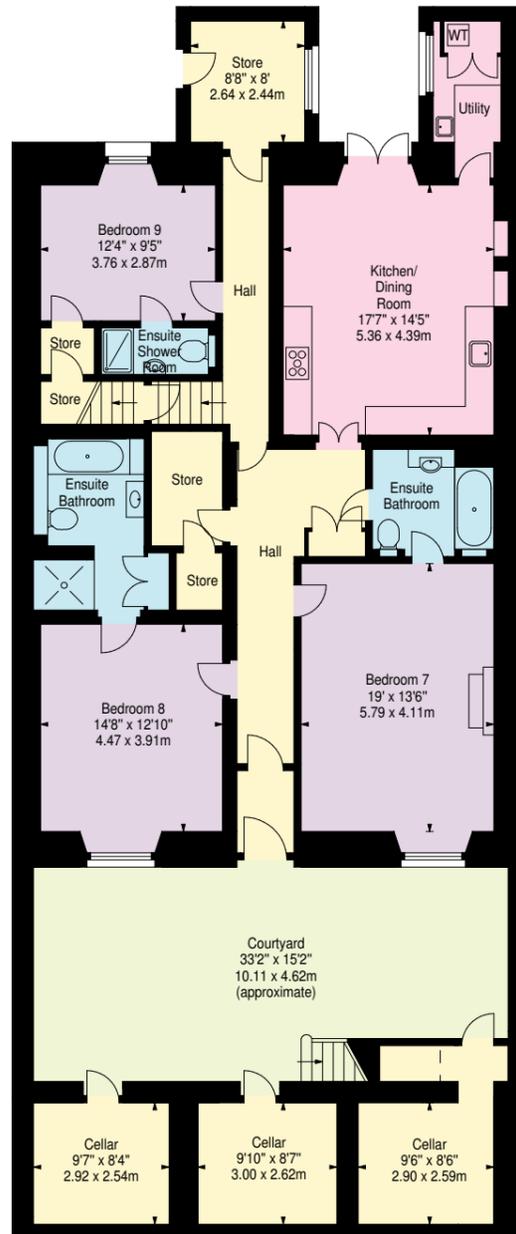
10 Royal Terrace

Location

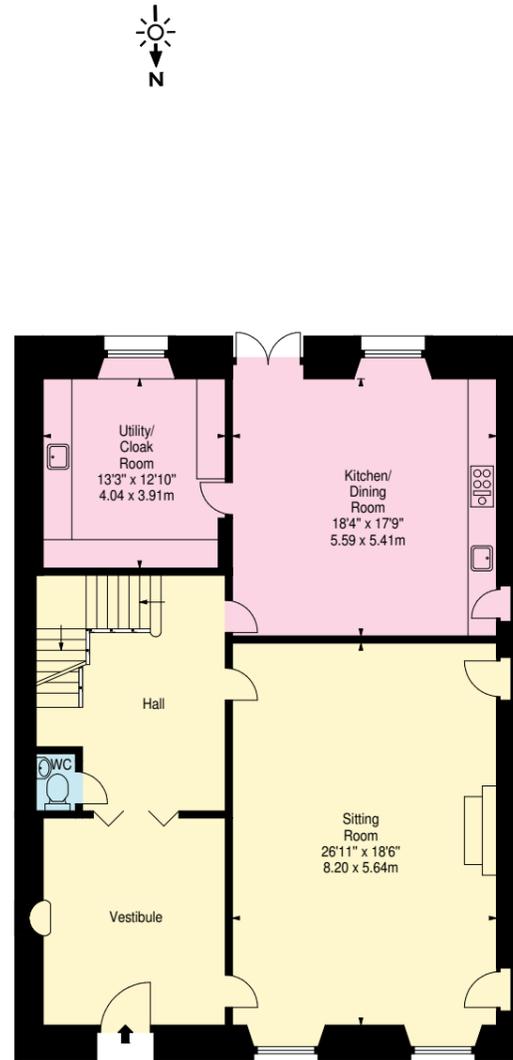
New Town, Edinburgh, EH7 5AB

Approximate total area:

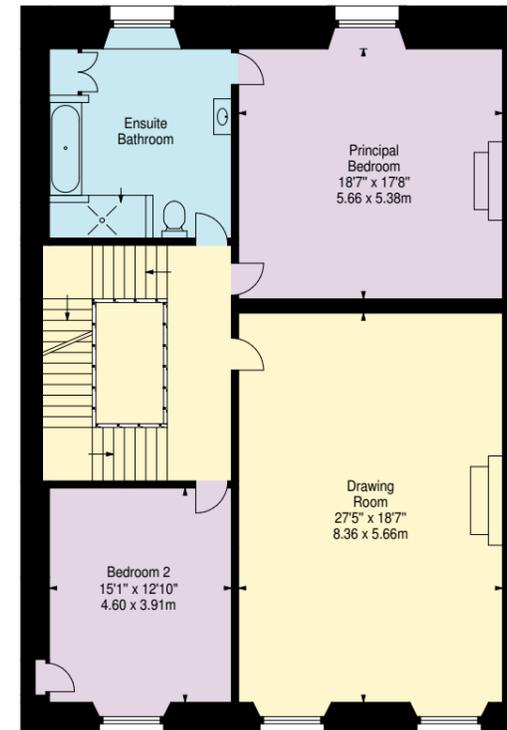
561.12 sq. metres (6040 sq. feet)



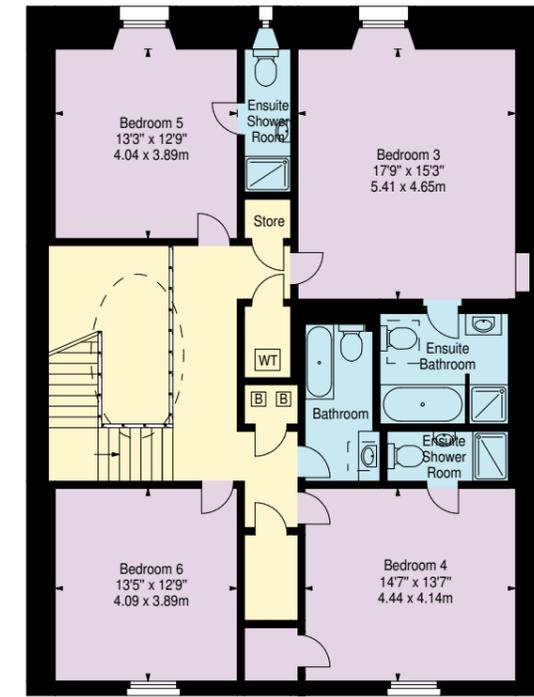
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Welcome

TO 10 ROYAL TERRACE

P

rominently positioned in Edinburgh's Georgian New Town, along one of its most desirable streets, this distinguished townhouse offers nine double bedrooms, seven with en-suite facilities. Generous living spaces and two dining kitchens provide versatility for modern family living, a potential self-contained apartment, or holiday accommodation with proven appeal. Both kitchens open onto a south-facing enclosed garden, a tranquil retreat set against the lush greenery of Calton Hill. To the front, a courtyard gives access to useful cellar storage, while residents also enjoy exclusive entry to the 12-acre Regent Gardens. Ideally located just moments from rail and airport tram links, the property further benefits from regulated on-street parking.

GENERAL FEATURES

- Exclusive leafy setting in Edinburgh's historic New Town
- Playfair-designed A-Listed mid-terrace townhouse
- Bright four-storey interiors exuding Georgian grandeur (over 6,000 square feet)
- Quality contemporary additions ensure comfort and practicality
- Option for a self-contained apartment – ideal for multi-generational living or rental income
- Home Report value - £TBC
- EPC Rating - TBC

LIVING ACCOMMODATION

- Impressive vestibule and reception hall
- Ground-floor sitting room with storage and open fire
- Grand first-floor drawing room with open fire
- Two well-appointed dining kitchens with garden access and utility space (one ground-floor, one lower ground-floor)

BEDROOMS AND BATHROOMS

- Secluded principal suite with luxury four-piece bathroom
- Three double bedrooms with en-suite bathrooms (two with bath and separate shower)
- Three double bedrooms with en-suite shower rooms
- Two further versatile double bedrooms – ideal study or family den
- Additional family bathroom

ADDITIONAL FEATURES

- Numerous built-in cupboards and stores
- Convenient WC off the reception hall

EXTERNAL FEATURES

- Generous south-facing walled rear garden backed by Calton Hill
- Exceptionally private dining terrace and neat lawn
- Front courtyard/seating patio with street and internal access
- Three cellars for extra storage (two dry)
- Access to the idyllic woodland and gardens of Regent Gardens (for an annual fee)
- Regulated street parking (Zone 6)

A fine example
OF GEORGIAN GRANDEUR





In the heart

OF EDINBURGH'S NEW TOWN

Set between leafy parkland along a wide setted street in the New Town conservation area, Royal Terrace is a sweeping promenade of palatial Georgian homes, with houses covering one side of the street and offering amazing views as a result. Designed by the eminent Scottish architect William Henry Playfair – instrumental in shaping Edinburgh's 19th-century cityscape – these iconic townhouses are steeped in history and recognised with Category A-listed status. Their classical sandstone façades, magnificent internal proportions, and exquisite attention to detail make them some of the most sought-after residences in the capital, offering both prestige and a sense of timeless character.

Nestled towards the centre of the expansive terrace is No.10, 'The Gallery'. A remarkable home that spans four levels with over 6,000 square feet of light-filled interiors that seamlessly combine period elegance with contemporary comfort and functionality. Charming features include stripped wood flooring, intricate cornices, decorative ceiling roses, and tall shuttered windows. With unrivalled access to world-class cultural attractions, high-end shopping, excellent transport links, and a range of schools, it is an enticing proposition for large city-loving families or those seeking a statement city residence.



IMPRESSIVE

ENTRANCE TO THE HOME



T

he sense of space and grandeur is immediately apparent on arrival, via a vestibule and flag-stoned hall where a cupola-lit open staircase spirals through the centre of the home. From the outset, the property exudes a warm yet commanding presence, inviting you to explore the expansive interiors on offer.



ELEGANT LIGHT-FILLED

LIVING SPACES





GENEROUS



PROPORTIONS
FEATURING
COSY OPEN
FIRES

T

wo main reception rooms occupy the ground and first floors, offering generous proportions, statement double windows, and original period detailing. The ground-floor sitting room is enhanced by stylish inset lighting that highlights its ornamental features, while the first-floor drawing room provides a grand yet equally convivial setting. Both spaces are designed to be comfortable and homely, boasting warmly toned wood flooring and focal open fires – perfect for cosy family nights in or entertaining guests in style.



TWO SOUTH-FACING

dining kitchens

OPENING ONTO THE GARDEN





THE
INTERIORS
BOAST
TWO
KITCHENS,
LOCATED
ON THE
GROUND
AND
LOWER-
GROUND
FLOORS



Both open onto the south-facing garden. Each includes a central dining area and practical adjoining utility space, offering exceptional flexibility for daily living and year-round entertaining.

The principal kitchen on the ground floor features a 10-seater dining area and enjoys a timeless Shaker-inspired design that flows into the adjoining utility room. Blue and natural wood cabinetry, timber flooring, and appliances, including a stainless-steel range cooker with gas hob and an integrated dishwasher, combine style and functionality.

The large, naturally lit utility houses a semi-integrated American-style fridge freezer, an integrated dishwasher, and two ceiling-hung clothes pulleys, alongside a boot room area and plumbing for a washing machine, ensuring convenience without compromising on aesthetic appeal. The second kitchen on the lower-ground floor is appointed in a similarly stylish fashion. Appliances include an integrated dishwasher, a semi-integrated fridge freezer, a range cooker with gas hob, and, in the utility room, a freestanding washing machine and dryer.





Airy

PROPORTIONS AND
GOOD NATURAL LIGHT

SECLUDED

PRINCIPAL SUITE



T

he principal bedroom occupies a peaceful rear position on the first floor, enjoying serene garden views and a decorative central fireplace. Its spacious four-piece bathroom, with a deep bath and separate walk-in shower, creates a blissful sanctuary for uninterrupted relaxation.





WITH A FOUR-PIECE BATHROOM





EIGHT

FURTHER BEDROOMS



T

here are eight additional double bedrooms on offer. Three are complemented by en-suite shower rooms, and three benefit from en-suite bathrooms, with two enjoying a bath and a separate shower. The remaining bedrooms are versatile, presenting options for relaxed family or dedicated home-working spaces. Each bedroom benefits from airy proportions, good natural light, and character detailing, maintaining the sense of space, comfort, and refinement found throughout the home.

All combining

CONTEMPORARY
STYLE WITH
TRADITIONAL
CHARM



Alongside the en-suite facilities, there is a family bathroom on the second floor and a guest WC off the entrance hall. All beautifully combine contemporary style with traditional charm, including such features as high-cistern toilets, wall panelling, and subway tiling.



BATHROOMS





Potential

SELF-CONTAINED APARTMENT

The lower ground floor, with its three en-suite bedrooms, eat-in kitchen with utility room, and excellent storage, provides flexibility as a self-contained apartment, perfect for guests, multi-generational living, a charming holiday let, or long-term rental. Alternatively, it could easily be reintegrated into the main home. This level benefits from direct access to the street via the front courtyard/seating patio, as well as to the rear garden.



GARDENS & PARKING



T

he walled rear garden receives all-day sun and extends across multiple tiered levels, including a lawn and dining terrace, with the mature greenery of Calton Hill providing a leafy, private backdrop. It is an idyllic outdoor setting for entertaining, relaxing, or safe family recreation. From the very rear, looking back towards the house, one can enjoy far-reaching views across the rooftops to the hills of Fife.

At the front of the property, a courtyard accessed from the street and lower-ground hall houses three cellars, offering substantial additional storage, two of which are dry-lined.



BEAUTIFUL SOUTH-FACING ENCLOSED GARDEN

Residents benefit from regulated street parking under Zone 6 controls, providing appealing convenience in this prime central location. Additionally, they enjoy access to Regent Gardens, the largest and most impressively landscaped of the historic New Town gardens, for exclusive use by residents in this postcode. These gardens span over 12 acres of park and woodland on the slopes of Calton Hill, secluded and with stunning views over Holyrood to Arthur's Seat and across the Firth of Forth to Fife. A mandatory annual fee of approximately £400 covers maintenance and provides key access.

NEW TOWN

Edinburgh



DISTINGUISHED
BY ITS ELEGANT
GEORGIAN AND
NEO-CLASSICAL
ARCHITECTURE



Distinguished by its elegant Georgian and neo-classical architecture, tranquil setted streets, and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital. The historic conservation area and UNESCO World Heritage Site is a centre for art, history, and culture, and it is home to some of the country's finest art galleries and collections, including the Scottish National Gallery and Scottish National Portrait Gallery. At the heart of the world's leading festival city, New Town hosts various events throughout the year, particularly and the renowned Hogmanay celebrations. For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk are the places for high fashion and couture. To the east end is the St James Quarter, a £ 1 billion development, home to world-class designer stores, bars, entertainment, and a

great range of restaurants and eateries. To the north is Stockbridge with its boutique shopping and charming village atmosphere. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs to award-winning pubs and restaurants. New Town residents also have some of the capital's most attractive green spaces right on their doorstep, including Princes Street Gardens, The Water of Leith's riverside walkway, and the Royal Botanic Garden Edinburgh. The property falls within the catchment area for well-regarded Stockbridge Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High, and Broughton High. It is also well-placed for some of Edinburgh's top independent schools, from nursery to senior level. Due to its central location, the New Town is served by public-transport links, including a comprehensive bus network, a tramline from Edinburgh International Airport to York Place, continuing to Newhaven via Leith, and national rail links from Waverley Station.



- 1 WATER OF LEITH WALKWAY
- 2 PRINCES STREET GARDENS
- 3 ROYAL BOTANIC GARDEN
- 4 PRINCES STREET TRAM STOP
- 5 THE GRANGE CLUB
- 6 UNIVERSITY OF EDINBURGH
- 7 SCOTTISH NATIONAL GALLERY
- 8 STOCKBRIDGE PRIMARY SCHOOL
- 9 BROUGHTON HIGH SCHOOL
- 10 EDINBURGH CASTLE
- 11 HOLYROOD PARK
- 12 CALTON HILL
- 13 MONTGOMERY STREET PARK

SCHOOLS

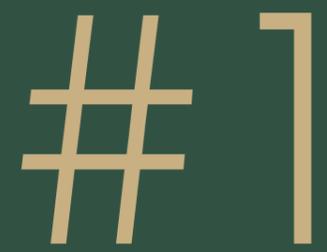
State Schools: Abbeyhill Primary School, St Mary's RC Primary School, Drummond Community High, St Thomas of Aquin's RC High School
 Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

CULTURE

Vue Cinema (Omni Centre), Scottish National Gallery, Scottish National Portrait Gallery, Edinburgh Playhouse

UNIVERSITY

University of Edinburgh



COSMOPOLITAN LOCATION CLOSE TO WORLD-CLASS SHOPPING AND CULTURAL ATTRACTIONS

LOCATION



City Centre

TRANSPORT

Bus – All London Road, Leith Walk, and Elm Row stops, 100 Airport Tram Stop – York Place (0.4 miles)
 Train Station – Waverley (0.5 miles)
 Airport – Edinburgh International (8.5 miles)

SPORTS

Meadowbank Sports Centre, Leith Victoria Swim Centre, Nuffield Health Fitness and Wellbeing Gym (Omni Centre)

PARKS

Calton Hill, Regent Road Park, London Road Gardens, Holyrood Park and Arthur's Seat

CONSERVATION

New Town Conservation Area, UNESCO World Heritage Site

FOOD & DRINK

Family Restaurants, Fine Dining, Boutique and 5-star Hotels, Artisan Cafés, Traditional Pubs and Bars

— *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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— *Property Consultant*

STEPHEN MACKENZIE



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

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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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