



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

5/5 GLANVILLE PLACE

STOCKBRIDGE, EDINBURGH
EH3 6SZ



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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

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Property Summary

Set within the highly desirable Stockbridge district, in the heart of the New Town conservation area, this exceptional third-floor flat forms part of a B-listed Georgian tenement, blending timeless elegance with contemporary luxury. The interior is beautifully appointed, featuring a sunlit living room with a focal fireplace, original press cupboards and two south-facing windows, alongside a contemporary dining kitchen complete with sleek cabinetry, downlighters, a Belfast sink, and integrated appliances. Generous bedrooms with storage, a modern shower room, refined finishes, and access to shared gardens complete this stylish home, moments from Edinburgh city centre and renowned local amenities.

Extras: All fitted floor and window coverings, light fittings, integrated appliances, and the bedroom wardrobe are included in the sale.

Features

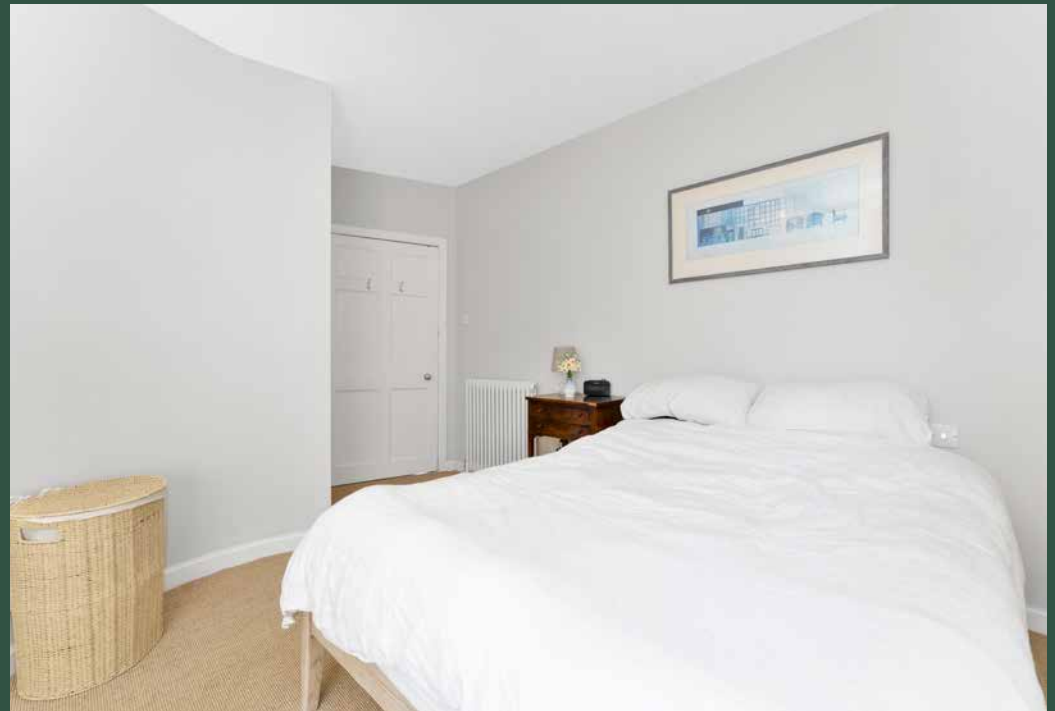
- Third-floor flat in sought-after Stockbridge
- Part of a B-listed Georgian tenement
- New Town conservation area
- Communal stairwell and secure phone entry
- Entrance hall with built-in storage cupboard
- Sunny living room with a fireplace and press cupboards
- Ultramodern dining kitchen with integrated appliances
- Spacious main bedroom with built-in storage
- Versatile second bedroom with storage cupboard
- Modern shower room
- Shared gardens
- On-street parking
- Gas central heating and traditional windows





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*Part of a B-listed Georgian tenement,
blending timeless elegance with
contemporary luxury*





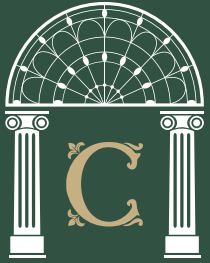


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Generous bedrooms with storage, a modern shower room, refined finishes, and access to shared gardens







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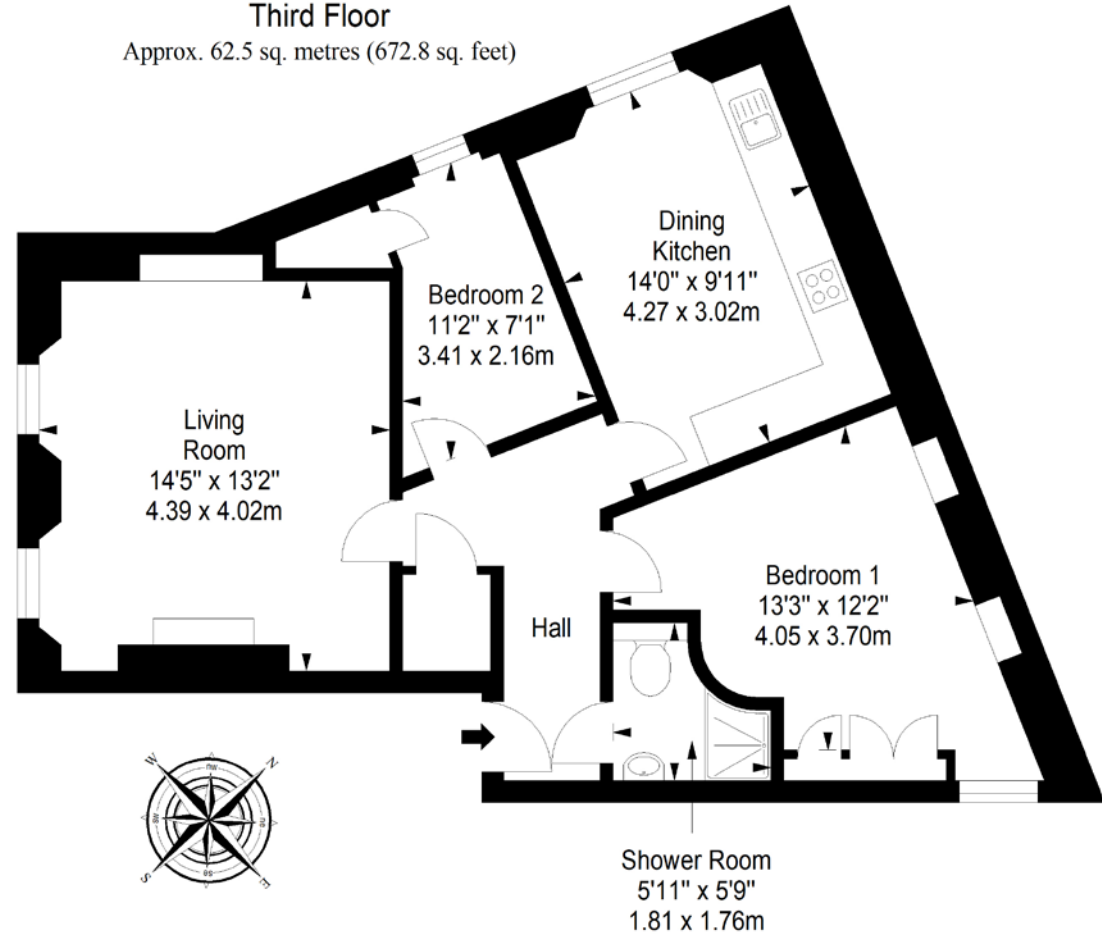
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DISCLAIMER

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.

Third Floor
Approx. 62.5 sq. metres (672.8 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)