

19A ROTHESAY TERRACE

WEST END, EDINBURGH, EH3 7RY



CULLERTON'S

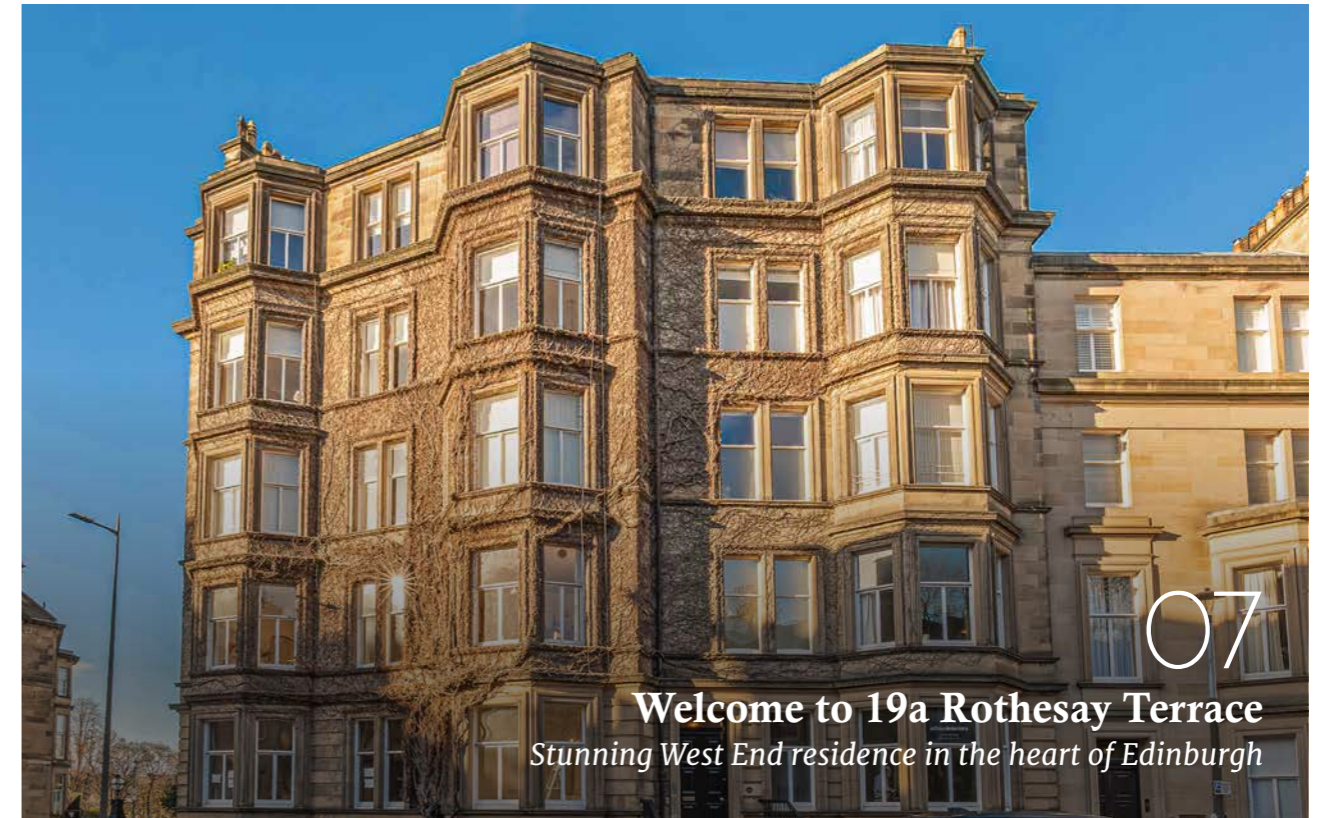
TABLE OF CONTENTS



— 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



07
Welcome to 19a Rothesay Terrace
Stunning West End residence in the heart of Edinburgh

- 04 Floorplan
- 07 The property
- 12 The living room
- 14 The kitchen



12
Open-plan living



18
The bedrooms

- 18 The bedrooms
- 22 The office & study
- 24 The bathrooms
- 26 Gardens & parking
- 28 West End



Property Name

19a Rothesay Terrace

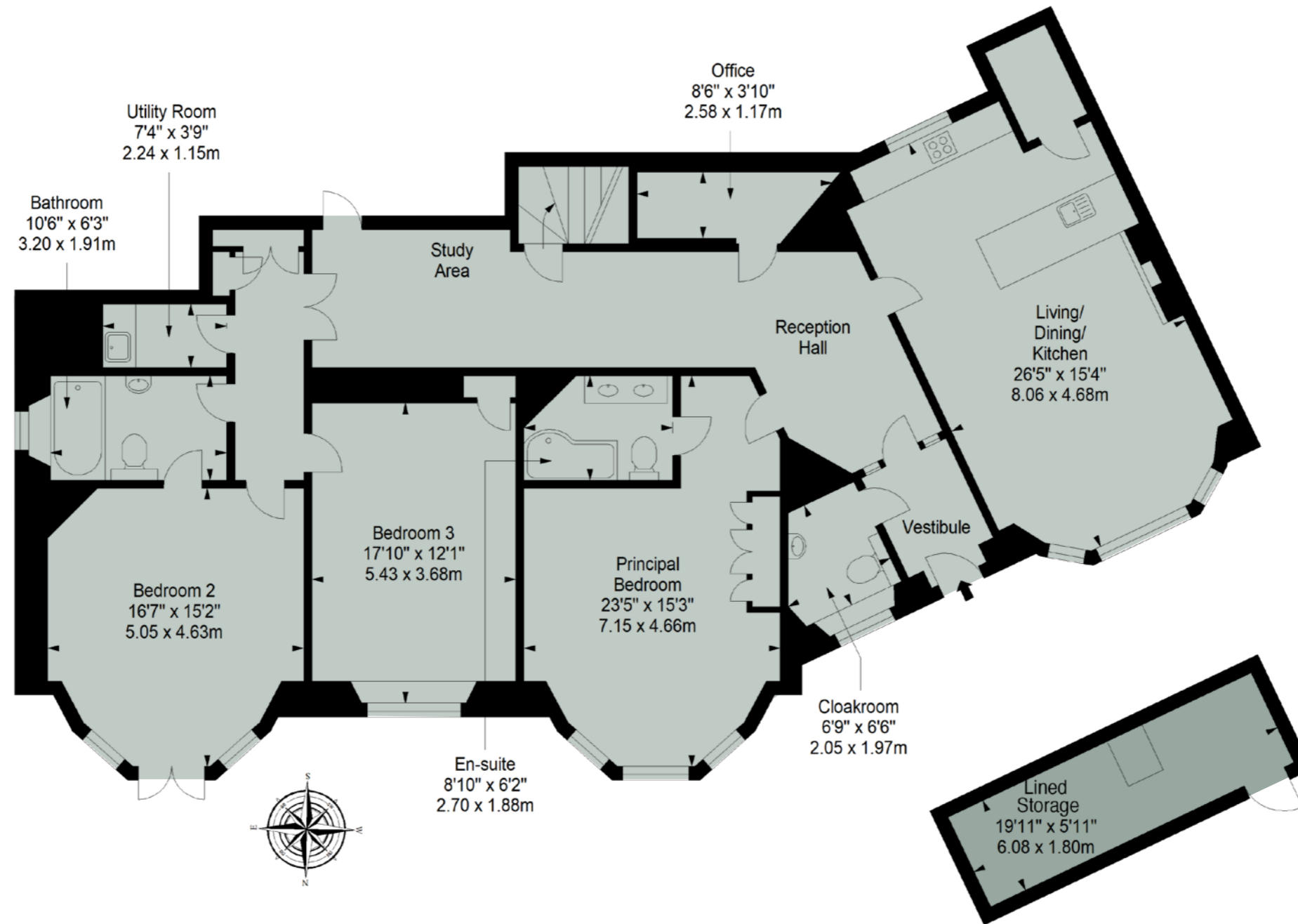
Location

West End, Edinburgh, EH3 7RY

Approximate total area:

177.6 sq. metres (1911.7 sq. feet)

■ - Lower Ground Floor ■ - Cellar





Bright main-door, lower-ground-floor flat in a B-listed Edwardian tenement

Presenting an elegant West End home in Edinburgh's exclusive West End, this beautifully refurbished main-door flat delivers nearly 200 square metres of versatile accommodation, including an open-plan reception room and kitchen, a principal suite, and two further king bedrooms (one with garden access) sharing a Jack-and-Jill bathroom. A utility room, cloakroom, and home-working spaces enhance everyday living, while private and shared gardens, a large, powered multi-use store, and private off-street parking complete this exceptional offering.

GENERAL FEATURES

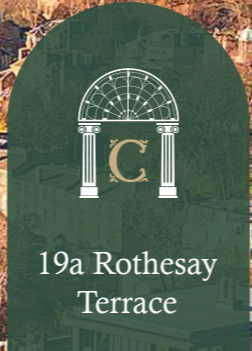
- Prime central location in the New Town Conservation Area/UNESCO World Heritage Site
- Bright main-door, lower-ground-floor flat in a B-listed Edwardian tenement
- Beautiful, timeless interiors with an impressive, versatile footprint
- A short stroll from Haymarket station, the tramline, and scenic open spaces
- Catchment area for prestigious local schools
- Home Report value - £895,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Mosaic tiled vestibule and reception hall with private entrance and useful built-in storage
- Convivial open-plan living/dining room and luxury integrated kitchen with a pantry
- Bay-fronted principal bedroom with built-in wardrobes and a sleek en-suite bathroom
- Two further generous king-sized bedrooms (one with storage, one with direct garden access)
- Jack-and-Jill family bathroom and stylish cloakroom
- Cosy home office and secondary study area in the hall
- Practical utility room with negotiable freestanding appliances

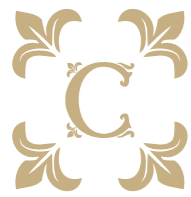
EXTERNAL FEATURES

- Private courtyard garden ideal for alfresco dining
- Fully lined, insulated, and floored 11 sq m powered store — ideal for storage, hobbies, or a secluded workspace
- Enclosed shared garden, neatly lawned
- Optional access to Rothesay Terrace and Douglas Street Gardens for a nominal annual fee
- Convenient off-street parking to the rear of the tenement



19a Rothesay
Terrace

STUNNING WEST END RESIDENCE



*in the heart of
Edinburgh*

19a Rothesay Terrace offers an unrivalled central address, set on the lower ground floor of a distinguished Edwardian tenement – listed for its historical interest. The sophisticated interiors exude timeless elegance, marrying a subtle decorative palette with refined finishes, such as black-walnut Amtico flooring, alongside charming original features, including cornicing and an Edwardian marble mantelpiece.

The leafy terrace is the ideal base for an inspiring city lifestyle, just a short stroll from cultural attractions, shops, bars, cafés, and eateries. Families will appreciate proximity to some of Edinburgh's finest schools, as well as the scenic Dean Village and the Water of Leith, whilst regular commuters will value the short distance to Haymarket's rail and tram links.





OPEN-PLAN LIVING

for modern lifestyles



The open-plan hub of over 40 square metres provides a convivial setting for relaxation or social gatherings. The comfortably carpeted reception area is naturally zoned, with a wide bay window forming an inviting dining alcove beside an elegant sitting space arranged around the original marble mantelpiece. Completing the room is a beautifully designed kitchen.



ELEGANT, FUNCTIONAL KITCHEN

Continuing the home's enduring styling, the elegant, functional kitchen features ivory-white cabinetry, thick granite worktops, a Quooker tap, a SMEG stainless-steel range cooker, an integrated AEG dishwasher, and a larger-sized integrated fridge and separate freezer. A deep pantry offers further storage, while a utility room off the hall provides a discreet laundry area with a sink and freestanding appliances (available by separate negotiation).



LUXURY INTEGRATED KITCHEN

with utility room and pantry





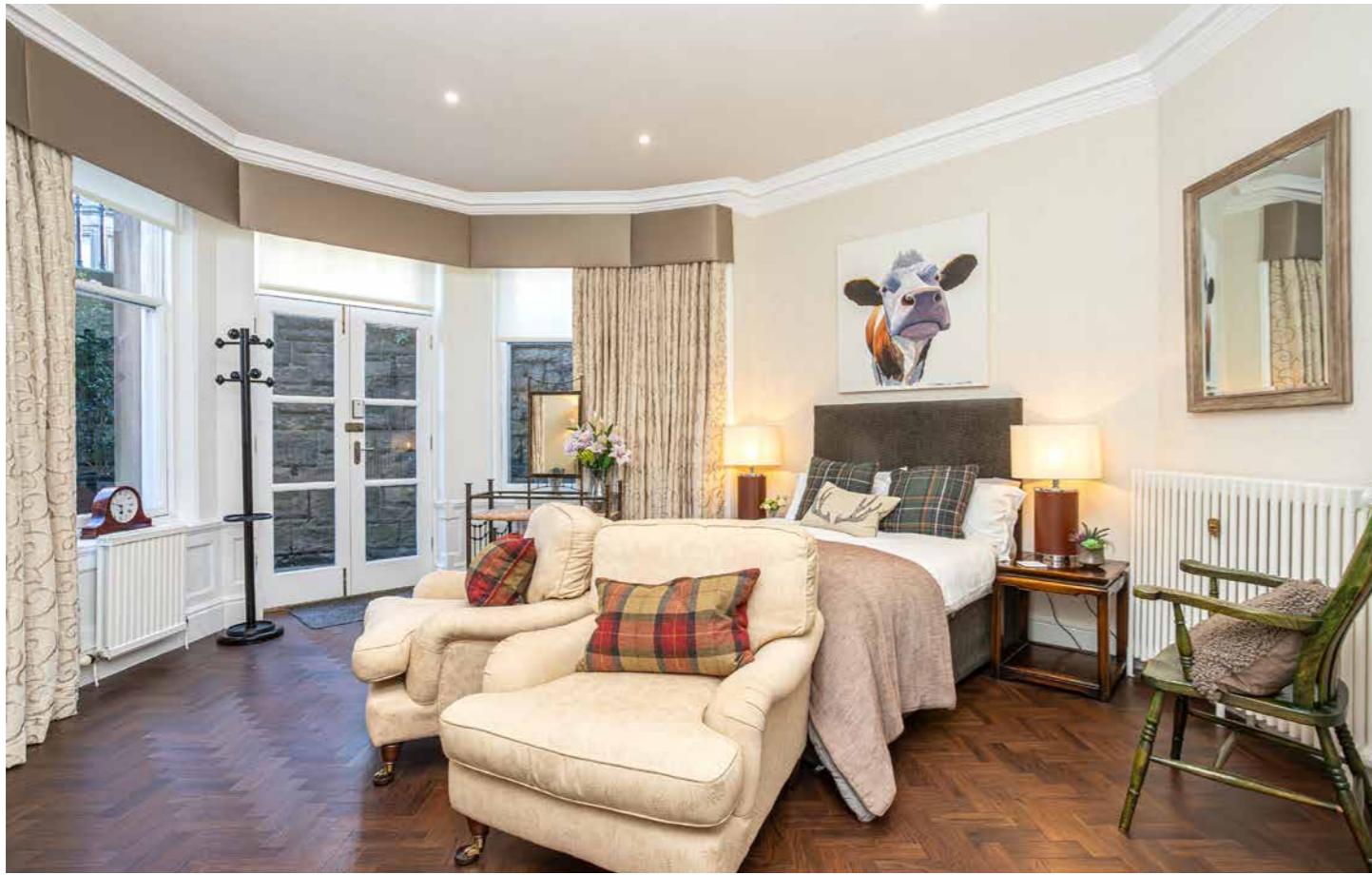
BAY-FRONTED PRINCIPAL BEDROOM

with built-in wardrobes and a sleek en-suite bathroom



The principal suite is a tranquil haven with built-in wardrobes and an en-suite featuring warm stone-effect tiling, a rainfall shower over a shaped bath, a backlit demister mirror with shaver socket, and a Burlington Minerva double vanity.





TWO FURTHER BEDROOMS

one with garden access

The remaining king-sized bedrooms enjoy generous proportions. One is bay-fronted with Amtico flooring and French doors opening onto the courtyard garden, while the other is carpeted with built-in storage.

Quiet spaces for

HOME WORKING



Off the hall is a cosy office, its gentle, nature-inspired décor aiding quiet focus. The Amtico-floored hall also incorporates an additional study space. Plus, a secondary study area in the hall.

Secondary study area in the hall





Family bathroom and cloakroom

Choosing the high-spec styling of the principal en-suite, the Jack-and-Jill bathroom includes a Burlington Arcade vanity, inset shelving, and a raised window for natural light. Both rooms feature heated towel rails. The cloakroom off the entrance vestibule has colourful mosaic flooring, a Burlington WC, and a Bayswater Pointing curved basin.



THE BATHROOMS

GARDENS

and a versatile store



A charming private courtyard garden offers a sheltered stone-walled setting ideal for alfresco dining. From here, there is a lined 11 sq m store, fully insulated with electrics, heating, spotlights, and mixed flooring – an excellent storage area, hobby room, or secluded workspace. To the rear is a large shared garden, and residents enjoy exclusive access to Rothesay Terrace and Douglas Street Gardens for a nominal annual fee.

Residents of the tenement share the right to park in an off-street area to the rear – a rare and valuable advantage in this prestigious city-centre location.





WEST END

Edinburgh

SCHOOLS

State Schools: Tollcross Primary School, James Gillespie's High School

Independent Schools: Fettes College, ESMS Schools, St George's School for Girls

CULTURE

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

SHOPPING

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

#1

AREA OF OUTSTANDING ARCHITECTURAL BEAUTY AT THE HEART OF EDINBURGH

LOCATION



New Town Conservation Area

TRANSPORT



Bus – 3, 31, 33, 4, 25, N25, 26, N26, 44, N44, N107, N113, X7

Tram Stop – West End (0.4 miles, < 10-minute walk)

Train Station – Haymarket (0.4 miles, < 10-min walk)

Airport – Edinburgh International (7 miles)



SPORTS

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

PARKS

The Water of Leith Walkway, Princes Street Gardens, Inverleith Park

FOOD & DRINK

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

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. 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. 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 1 & 2) is also accessible on foot. The West End falls within the catchment area for sought-after primary and secondary schooling, with numerous independent schools nearby, including Fettes College, ESMS Schools, and St George's School for Girls. Whilst ideal for walking or pedalling across the city, the West End is also served by 24-hour bus services, airport tram links, and national rail travel from Haymarket station.



— 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 Consultants

MARINA FERBEJ



TERRY THOMSON



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

07740 985812

marina@cullertonsproperty.co.uk

— About Marina

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

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terry@cullertonsproperty.co.uk

— About Terry

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



CULLERTON'S

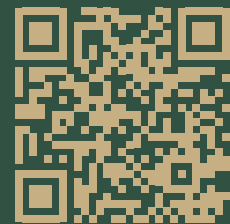
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SCAN TO DISCOVER MORE

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