

# 6/1 LANSDOWNE CRESCENT

WEST END, EDINBURGH, EH12 5EQ

*This quintessential West End residence offers all the convenience and vibrancy of city centre living, situated just moments from Haymarket's rail and airport tram links, and a delightful selection of neighbourhood bars, eateries, cafés, and boutique shops.*



CULLERTON'S

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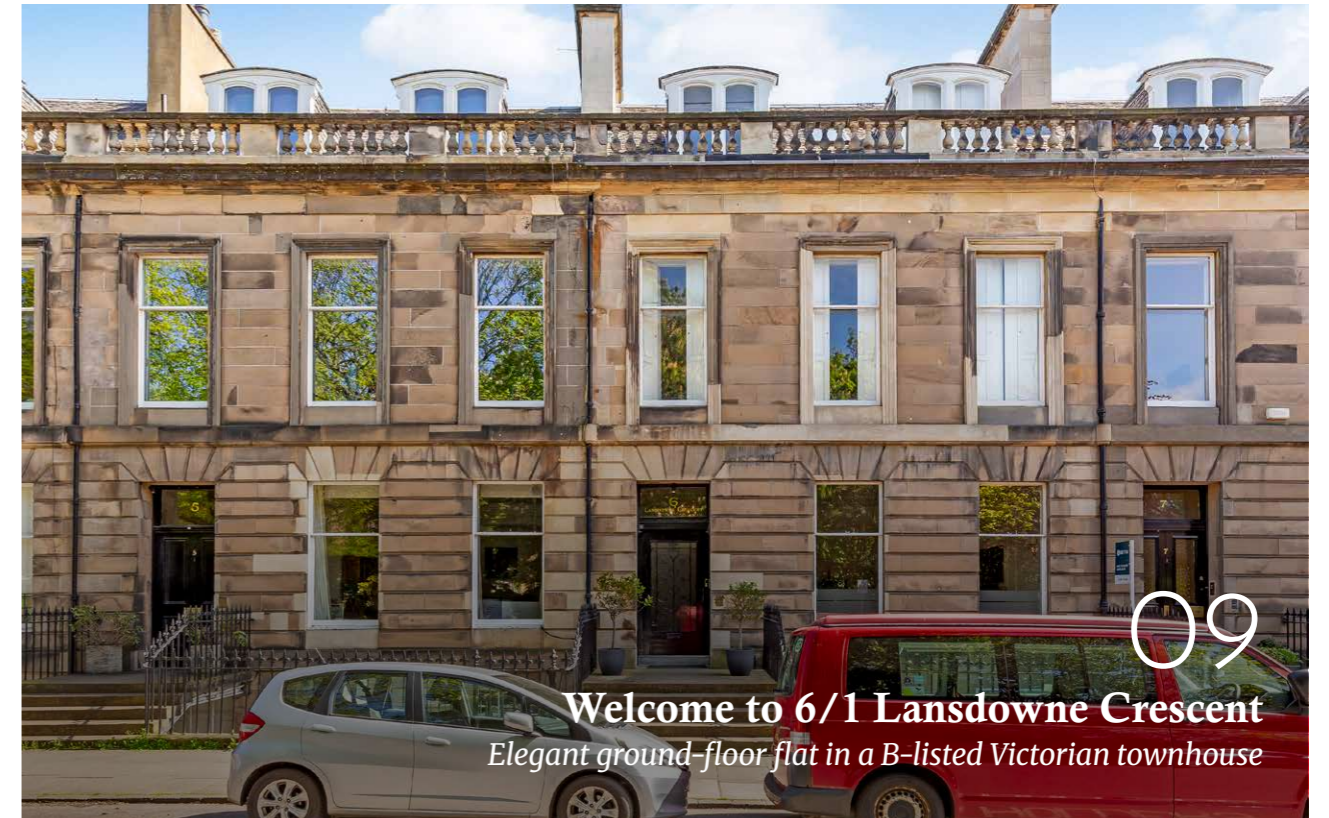


— The property expert behind the personalised service

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*



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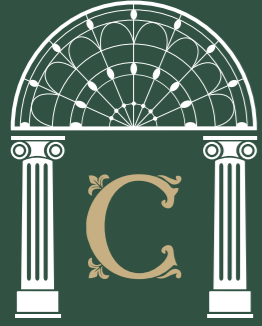


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## Property Name

6/1 Lansdowne Crescent

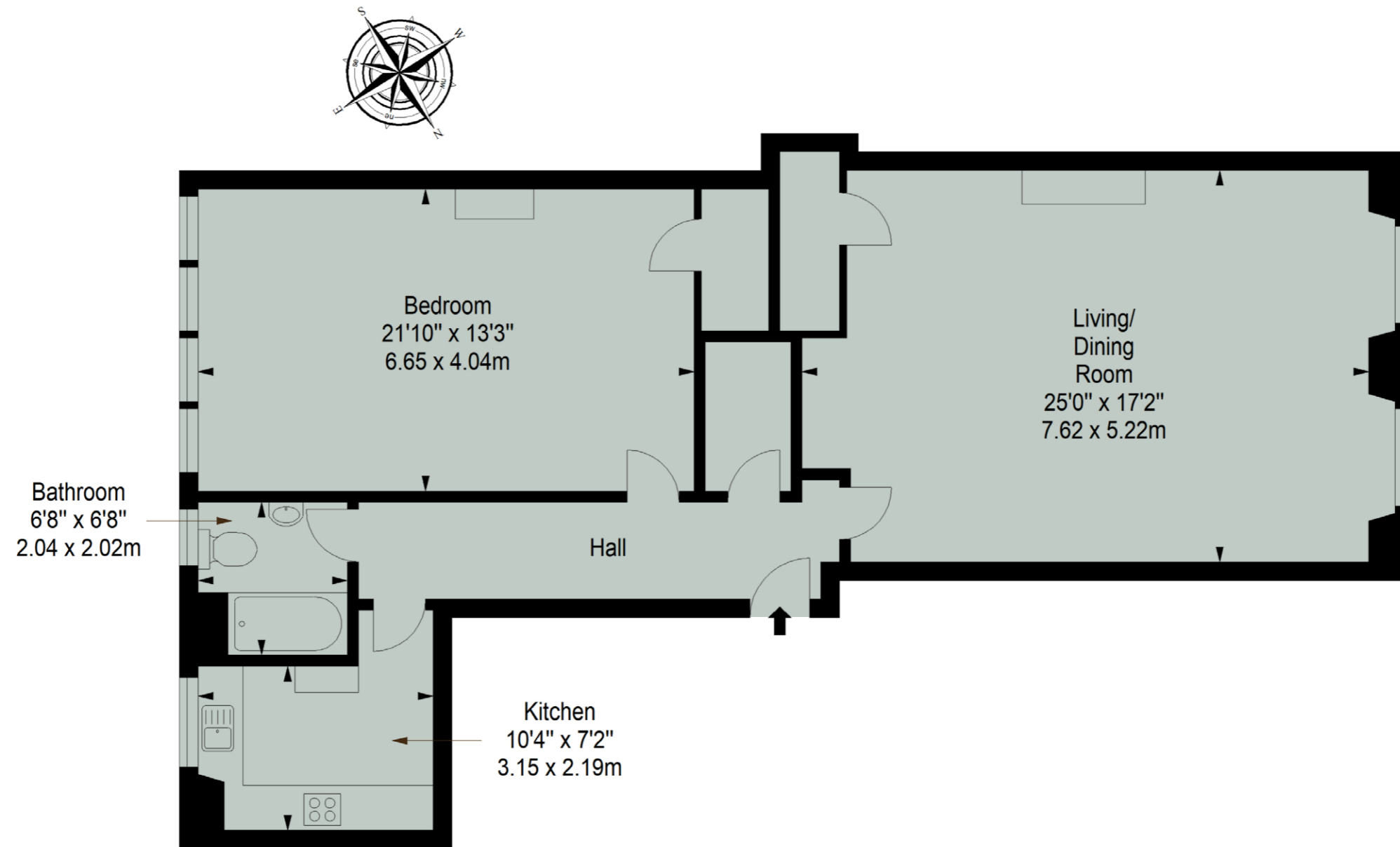
## Location

West End, EH12 5EQ

## Approximate total area:

95.9 sq. metres (1032.3 sq. feet)

 - Ground Floor





6/1 Lansdowne Crescent



# THE EXCEPTIONAL HOME AND ITS UNRIVALLED CENTRAL ADDRESS

*will be highly appealing to professionals,  
downsizers, and those seeking an investment  
opportunity within Edinburgh's thriving  
tourism or rental market.*



Enjoying one of the capital's most prestigious postcodes, this spectacular one-bedroom flat lies on the ground floor of a listed Victorian townhouse in the heart of the West End, within Edinburgh's New Town Conservation Area and UNESCO World Heritage Site. The beautifully presented city centre home exudes period elegance with breathtaking proportions, high ceilings, generous windows, and characterful original features paired with thoughtful contemporary styling. Residents in this desirable location benefit from regulated on-street parking and access to elegant communal gardens, located directly opposite the property.

## GENERAL FEATURES

Prestigious address within the New Town Conservation Area and UNESCO World Heritage Site  
Elegant ground-floor flat in a B-listed Victorian townhouse  
Magnificent period proportions and ornate original detailing  
Beautifully styled interiors with timeless appeal  
Moments from Haymarket's tram and rail links  
Fantastic West End shopping and attractions close by  
Home Report value - £470,000 | EPC Rating - D

## ACCOMMODATION FEATURES

Striking communal entrance with chequered flooring and ornate cornicing  
Private external cupboards and welcoming hall with deep storage and secure entry system  
Spectacular reception room with twin shuttered windows, fireplace, and storage  
Contemporary integrated kitchen with breakfasting space  
Exceptionally spacious rear-facing double bedroom with fireplace, wide feature window, and storage  
Bright traditional-style bathroom with bath and overhead shower  
Gas central heating throughout

## EXTERNAL FEATURES

Peaceful leafy outlooks to the front and rear  
Exclusive access to elegant residents' gardens (nominal monthly maintenance fee)  
Regulated on-street parking (Controlled Parking Zone 1)

# GRAND

## *reception room*

The softly carpeted reception room is a magnificent space for relaxation, dining, and entertaining, generously proportioned and illuminated by twin sash windows with functional shutters and leafy views over the residents' gardens.





Exceptional period character abounds with intricate frieze work, elaborate cornicing, ceiling panelling, and deep skirtings, all beautifully offset by crisp neutral décor. A richly carved timber and marble fireplace with a living flame fire creates a luxurious focal point and enhances the welcoming atmosphere, whilst concealed storage provides further convenience.



## *Integrated kitchen*

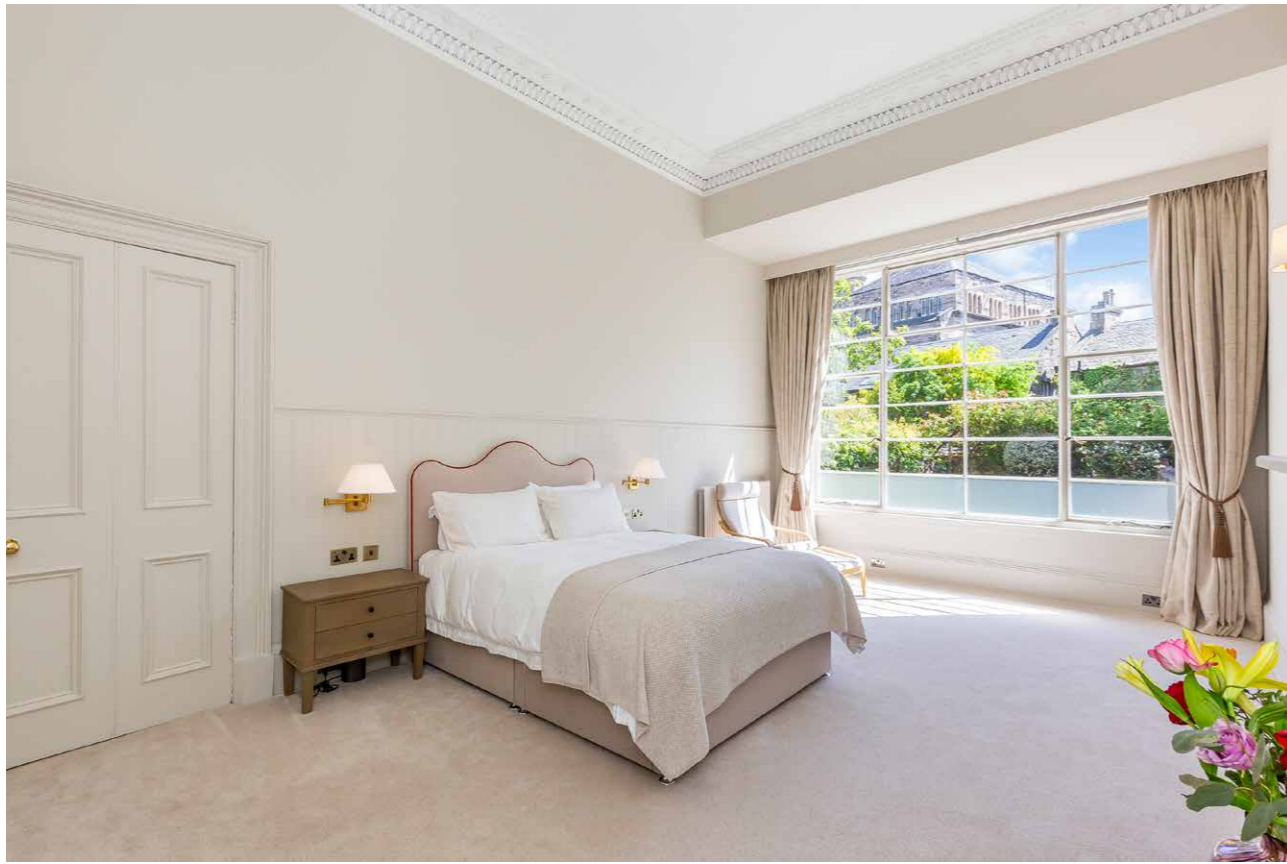
The bright, contemporary galley-style kitchen features sleek dark worktops, warm beech-toned cabinetry with brass-effect handles, stylish mosaic splashback tiling, and a tall sash window drawing in natural light whilst framing a peaceful leafy outlook. A refined finish is achieved with fully integrated appliances, comprising an oven, induction hob, fridge freezer, dishwasher, and washer dryer. A fixed drop-down table creates an ideal breakfasting and coffee area.



*Exceptionally*

# SPACIOUS

*bedroom*



*Rear-facing double bedroom with fireplace*

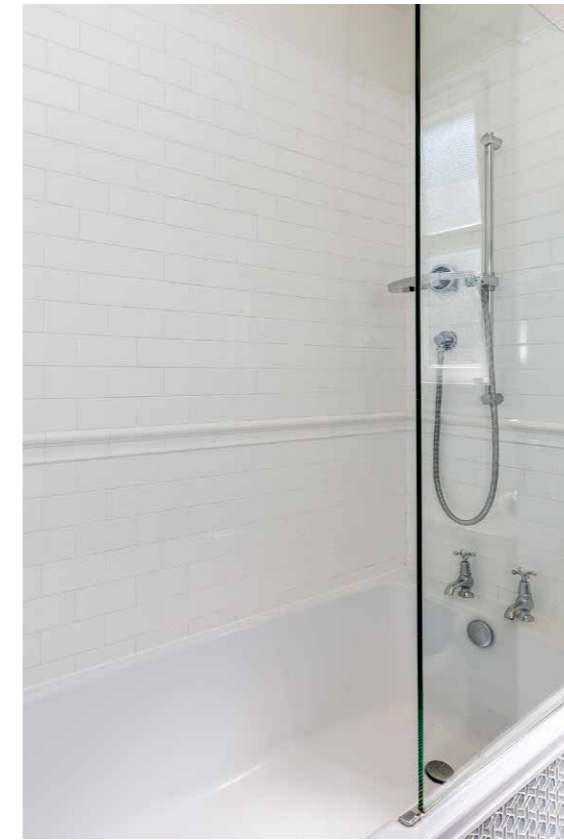


The bedroom is wonderfully tranquil and flooded with natural light from an expansive feature window overlooking the greenery behind the property. Soft neutral décor and plush carpeting enhance the calming ambience, whilst ornate cornicing, tongue-and-groove panelling, and an elegant fireplace with a contemporary electric fire further elevate the room's refined aesthetic. Built-in storage also features.





# BRIGHT



## *Period-inspired bathroom*

Completing the interior is a naturally lit bathroom, attractively appointed with a traditional-style WC and vanity basin, alongside a bath with a patterned tiled surround and overhead shower. Warm herringbone flooring, crisp metro-style wall tiling, and a vintage-look radiator add to the timeless appeal.

# MANICURED LAWNS

*framed by established greenery*

On the doorstep are elegantly maintained shared gardens featuring manicured lawns framed by established greenery – a tranquil private retreat, managed by a residents' committee for a nominal monthly fee. On-street parking is regulated under Controlled Parking Zone 1, prioritising local residents.



# WEST END

*An area of outstanding architectural beauty*



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 schooling at primary and secondary levels, 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.

## SCHOOLS

State Schools: St Mary's RC and Flora Stevenson Primary Schools, St Thomas of Aquin's RC and Broughton High Schools  
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, and luxury outlets on George Street

# #1

AREA OF OUTSTANDING ARCHITECTURAL BEAUTY AT THE HEART OF EDINBURGH

## LOCATION



New Town Conservation Area

## PARKS

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

## TRANSPORT



Bus – 3, 31, 33, 4, 25, N25, 26, N26, 44, N44, N107, N113, X7  
Tram Stop – West End (0.4 miles, <10-min walk)  
Train Station – Haymarket (0.4 miles, <10-min walk)  
Airport – Edinburgh International (7.0 miles)



## SPORTS

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

## 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.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ

0131 225 5007

[info@cullertonsproperty.co.uk](mailto:info@cullertonsproperty.co.uk)

[www.cullertonsproperty.co.uk](http://www.cullertonsproperty.co.uk)



— *Director*

STEPHEN MACKENZIE



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

07963 052774

[stephen@cullertonsproperty.co.uk](mailto:stephen@cullertonsproperty.co.uk)

— *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 buying 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 The Pentlands. His ideal coffee moment is spent with the dog at his feet and a freshly brewed espresso in hand.



# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



SCAN TO DISCOVER MORE

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