



**CULLERTON'S**

ESTATE AGENTS | PROPERTY CONSULTANTS

# 35 QUALITY STREET

EDINBURGH  
EH39 4HR



1



2



1



EPC

C

VIEWINGS: BY APPOINTMENT  
TELEPHONE CULLERTON'S ON

0131 225 5007  
[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)



# C

## Property Summary

Set on the second floor of a traditional tenement, this immaculately presented flat offers stylish coastal living just moments from the beach, harbour, and waterfront. The bright open-plan living, dining, and kitchen area enjoys a sunny dual-aspect layout with a fireplace, creating a warm and sociable living space, while two double bedrooms provide comfortable and versatile accommodation. Beautifully finished with contemporary interiors throughout, the flat further benefits from excellent storage, a modern bathroom, gas central heating, and double glazing. Positioned within easy reach of cafés, shops and transport links, it is ideally suited to professionals, downsizers, or investors seeking a sought-after address.

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

## Features

- Second-floor tenement flat
- Private entrance
- Immaculately presented modern interiors
- Entrance hall with storage
- South-facing dual-aspected living /dining area with fireplace
- Kitchen area with modern appliances
- Spacious main bedroom with a reading nook
- Versatile second bedroom
- Bathroom with overhead shower
- On-street parking
- Gas central heating and double glazing
- Home Report Value - £260,000





Upper kitchen cabinets on the left side, featuring silver handles.

Upper kitchen cabinets in the middle section, featuring silver handles.

Upper kitchen cabinets on the right side, featuring silver handles.

A silver electric kettle on the countertop.

A built-in cooktop on the countertop.

A built-in oven with a glass door and silver handle.

A built-in microwave oven with a digital display and control panel.

A kitchen sink with a chrome faucet.

A white door with a silver handle, set in a white frame.

A round red clock with a white face and black numbers.

A glass bowl filled with oranges and lemons, next to a vase of yellow and red tulips.

Lower kitchen cabinets on the right side, featuring silver handles.

Lower kitchen cabinets along the main countertop, featuring silver handles.

A track lighting fixture with three adjustable spotlights.

A white radiator mounted on the wall.

A white light switch on the wall.

Two white electrical outlets on the wall.



C

*South-facing dual-aspected living /  
dining area with fireplace open to  
kitchen area with modern appliances*







C

*Spacious main bedroom with a reading nook, a versatile second bedroom and a bathroom with overhead shower*





