

15 ROSSLYN TERRACE

PILRIG, EDINBURGH, EH6 5AU

Quietly positioned within the Pilrig Conservation Area, moments from Leith Walk, and now requiring a degree of modernisation, this three-bedroom semi-detached house presents a fantastic opportunity to create the perfect family home in one of Edinburgh's most desirable central locations, complete with private parking and generous gardens.



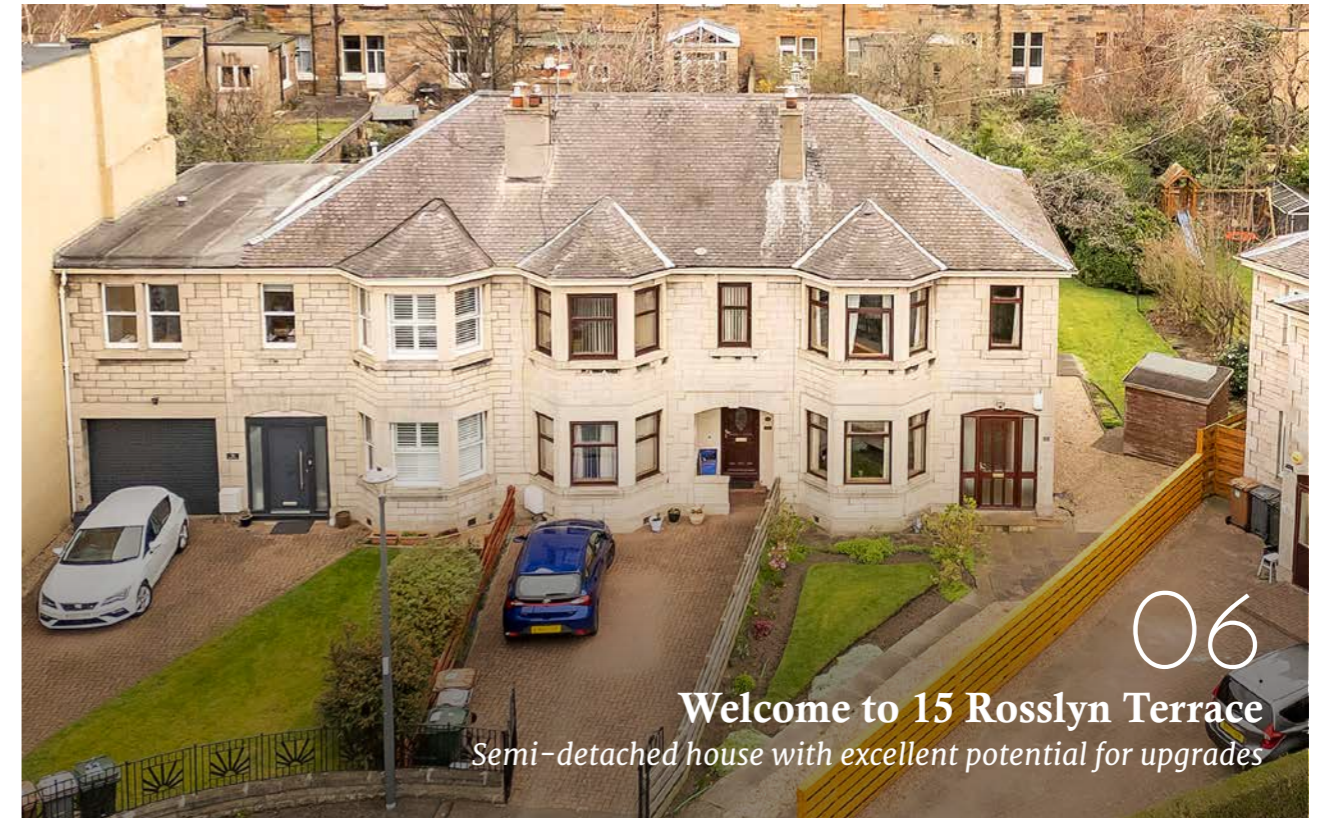
TABLE OF CONTENTS



— 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



06

Welcome to 15 Rosslyn Terrace
Semi-detached house with excellent potential for upgrades

- 04 Floorplan
- 06 The property
- 10 The entrance
- 12 The reception rooms
- 18 The kitchen

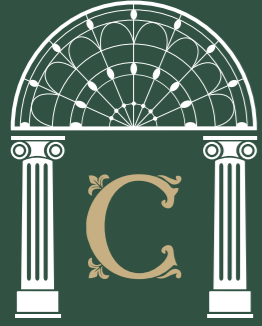


22
Rear-facing principal bedroom



26
Generous gardens

- 20 The bedrooms
- 24 The wet room
- 26 Gardens & parking
- 28 Pilrig, Edinburgh



Property Name

15 Rossllyn Terrace

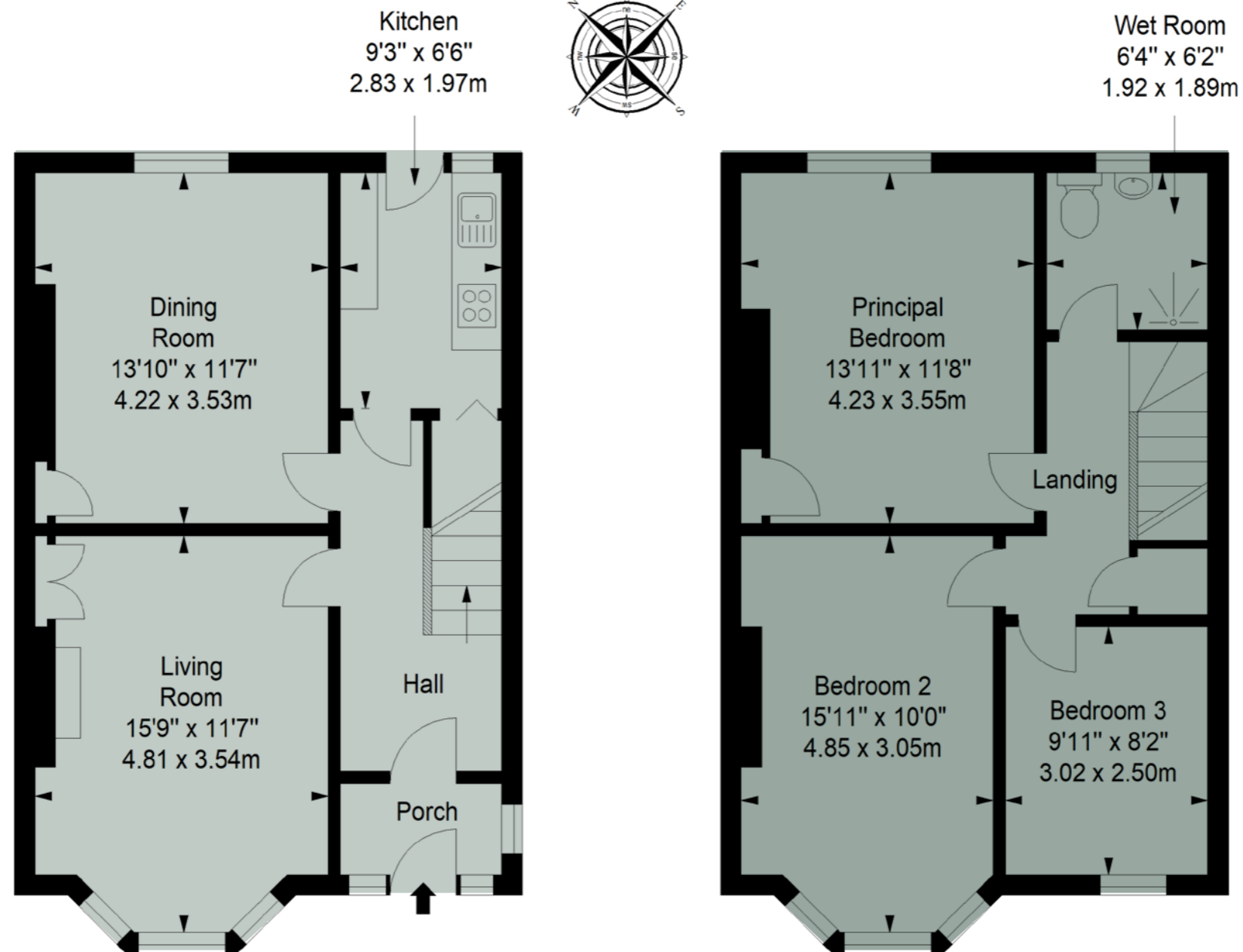
Location

Pilrig, EH6 5AU

Approximate total area:

98.6 sq. metres (1061.4 sq. feet)

 - Ground Floor  - First Floor



A FAMILY HOME

enjoying tranquillity and city convenience

Rosslyn Terrace is a peaceful cul-de-sac, tucked away a short distance from the open greenery of Pilrig Park and bustling Leith Walk with its wide-ranging shops, bars, attractions, and excellent transport connections including tram links to the airport. The area also falls into the catchment area for well-regarded schools, adding further appeal for families.



15 Rosslyn Terrace

SEMI-DETACHED HOUSE

with excellent potential for upgrades

Behind its charming bay-fronted, stone-clad façade, No.15 offers a well-proportioned home with two reception rooms and a southerly-facing aspect. There is excellent scope for upgrades to make the place your own, including potential to extend into the generous garden grounds, subject to consents.

GENERAL FEATURES

- Peaceful city setting in the Pilrig Conservation Area
- Semi-detached house with excellent potential for upgrades
- Spacious family home with multiple living spaces
- A short walk from Pilrig Park and Leith Walk tram links
- Catchment area for well-regarded schools
- Home Report value - £450,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Naturally lit vestibule and entrance hall
- Southwest-facing living room with living-flame fire and storage
- Versatile formal dining room with storage
- Bright kitchen with garden access
- Rear-facing principal bedroom with storage
- Two further double bedrooms (study option)
- Bright modern wet room
- Gas central heating and full double glazing

EXTERNAL FEATURES

- Three-sided plot with a sunny front aspect
- Attractive front garden with lawn and flowerbeds
- Large rear garden with lawn, mature shrubs, and dining terrace
- Shed for external storage
- Private tandem driveway





Light and airy

ENTRANCE



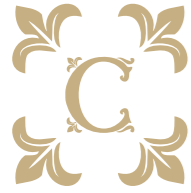
The vestibule and entrance hall both benefit from natural light, creating an instantly inviting ambience.



Two welcoming

RECEPTION ROOMS

SOUTHWEST-FACING LIVING ROOM



Two comfortably proportioned reception rooms lead off the hall. The living room is filled with afternoon sun from a southwest-facing bay window. An elegant classical fireplace with a marble inset and living-flame fire creates an attractive focal point, set beside recessed display shelving and concealed storage.



with living-flame fire and storage



The formal dining room provides a second well-lit reception area with versatile use, featuring built-in storage and a pleasant outlook over the rear garden.



Conveniently set beside the dining room and opening onto the garden



BRIGHT KITCHEN

The bright kitchen features modern wood-toned cabinets, practical workspace, and under-stair pantry storage. Appliances include an integrated oven and gas hob with an extractor hood and an undercounter washing machine, with floorspace for an upright fridge freezer. Subject to consents, the kitchen could be merged with the dining room to create a contemporary open-plan space with a seamless connection to the garden.



THE BEDROOMS



Two double bedrooms include one illuminated by a southwest-facing bay window, with the smaller room also ideal as a quiet study.



Located on the first floor, reached via a naturally lit stairway and landing



THE REAR-FACING PRINCIPAL BEDROOM

Enjoys leafy garden views and built-in storage

Bright & modern

WET ROOM



The upper floor is completed by a bright, aqua-panelled wet room with a modern WC suite, a heated towel rail, and a walk-in shower area.



GENEROUS GARDENS

and convenient private parking

The plot wraps around the home on three sides, with a front lawn attractively bordered by colourful flowerbeds and a large rear garden with a lawn sheltered by mature shrubbery, where a seating terrace and shed also feature. The paved and gravelled driveway to the front of the house can accommodate two cars.





PILRIG EDINBURGH



Lying enviably close to the heart of the capital, adjacent to Leith's main thoroughfare and well connected by day and night buses and the nearby tramline, Pilrig offers easy access to outstanding shopping, entertainment, and cultural amenities locally and across the city. A bustling selection of cosy pubs, cafés, and multicultural eateries can be found just minutes' walk away, and music and arts venues in the immediate area host an eclectic array of year-round events, festivals, theatre productions, and street food markets. Promising tranquil scenic retreats from these vibrant surroundings are the much-loved Pilrig Park and the Water of Leith's walkway and cycle path.

For indoor sports and recreation, Leith's Victoria Swim Centre provides a pool, sauna, steam room, gym, and fitness studios with classes.

The property falls within the catchment area for excellent state schools, whilst many of Edinburgh's prestigious private schools can also be easily reached. For Pilrig residents commuting further afield, Waverley train station is approximately a mile away, and nearby Ferry Road provides a swift route to Edinburgh Airport, the motorway network, and the Forth Bridges.

SCHOOLS

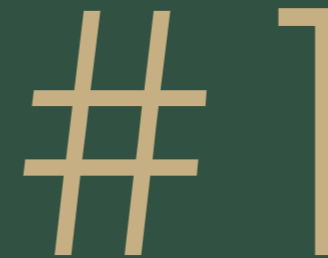
State Schools: Broughton Primary School and St Mary's RC Primary School; Drummond Community High School and St Thomas of Aquin's RC High School
Independent Schools: Fettes College, George Heriot's School, George Watson's College, Erskine Stewart's Melville Schools

CULTURE

Leith Theatre, Leith Depot, The Biscuit Factory, Out of the Blue Drill Hall, Edinburgh Playhouse

SHOPPING

Leith Walk's wide-ranging supermarkets and independent shops



PRIME CITY LOCATION
CENTRED ON THE OPEN
GREENERY OF PILRIG PARK

LOCATION



Historic conservation area in central Edinburgh

TRANSPORT



Bus – 11, 14, 16, 25, 49 and night bus services

Tram Stop – Balfour Street (> 0.5 mile)

Train Station – Edinburgh Waverley

(1.3 miles)

Airport – Edinburgh International (9.1 miles)



SPORTS

Victoria Swim Centre (Leith), Pilrig Bowling Club

FOOD & DRINK

Vibrant array of local pubs, bars, cafés, and international eateries

PARKS

Pilrig Park, Water of Leith walkway and cycle path

— *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.

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— *Property Consultant*

MARK CULLERTON



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

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— *About Mark*

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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 lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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