

FLAT 6, 42 ELM ROW

BROUGHTON, EDINBURGH, EH7 4AH

Occupying a commanding third-floor position in the New Town Conservation Area, this handsome three-bedroom traditional tenement flat – a Category C listed building historically occupied by the Gateway Theatre – enjoys exceptionally spacious accommodation extending to over 1,000 square feet, together with breathtaking elevated views across Edinburgh's iconic skyline



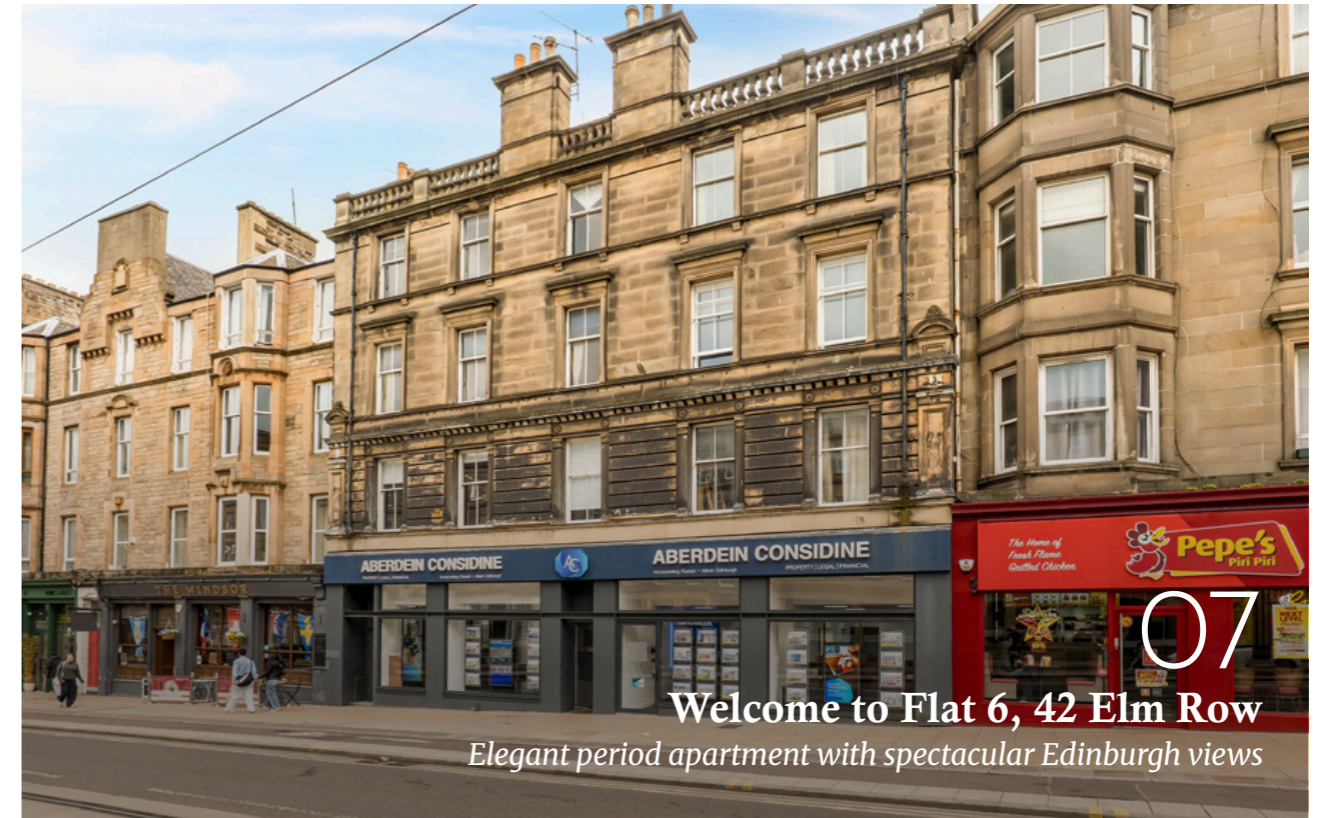
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— The property expert behind the personalised service
MARK CULLERTON

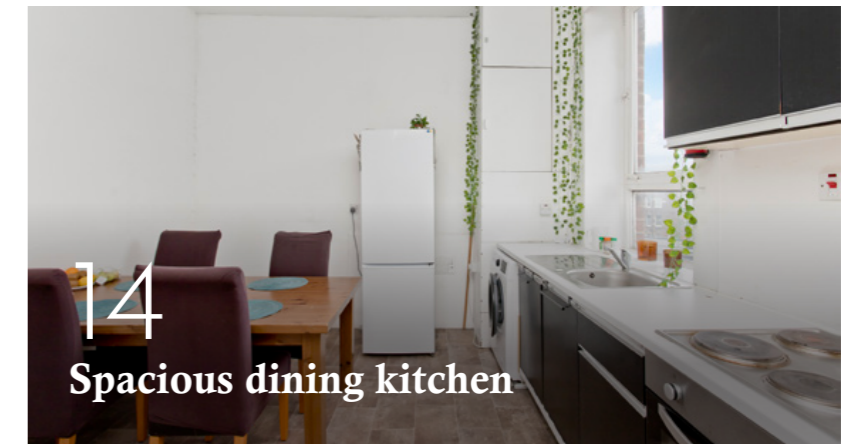
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward 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



Welcome to Flat 6, 42 Elm Row
Elegant period apartment with spectacular Edinburgh views

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Spacious dining kitchen



Impressive principal bedroom

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Property Name

Flat 6, 42 Elm Row

Location

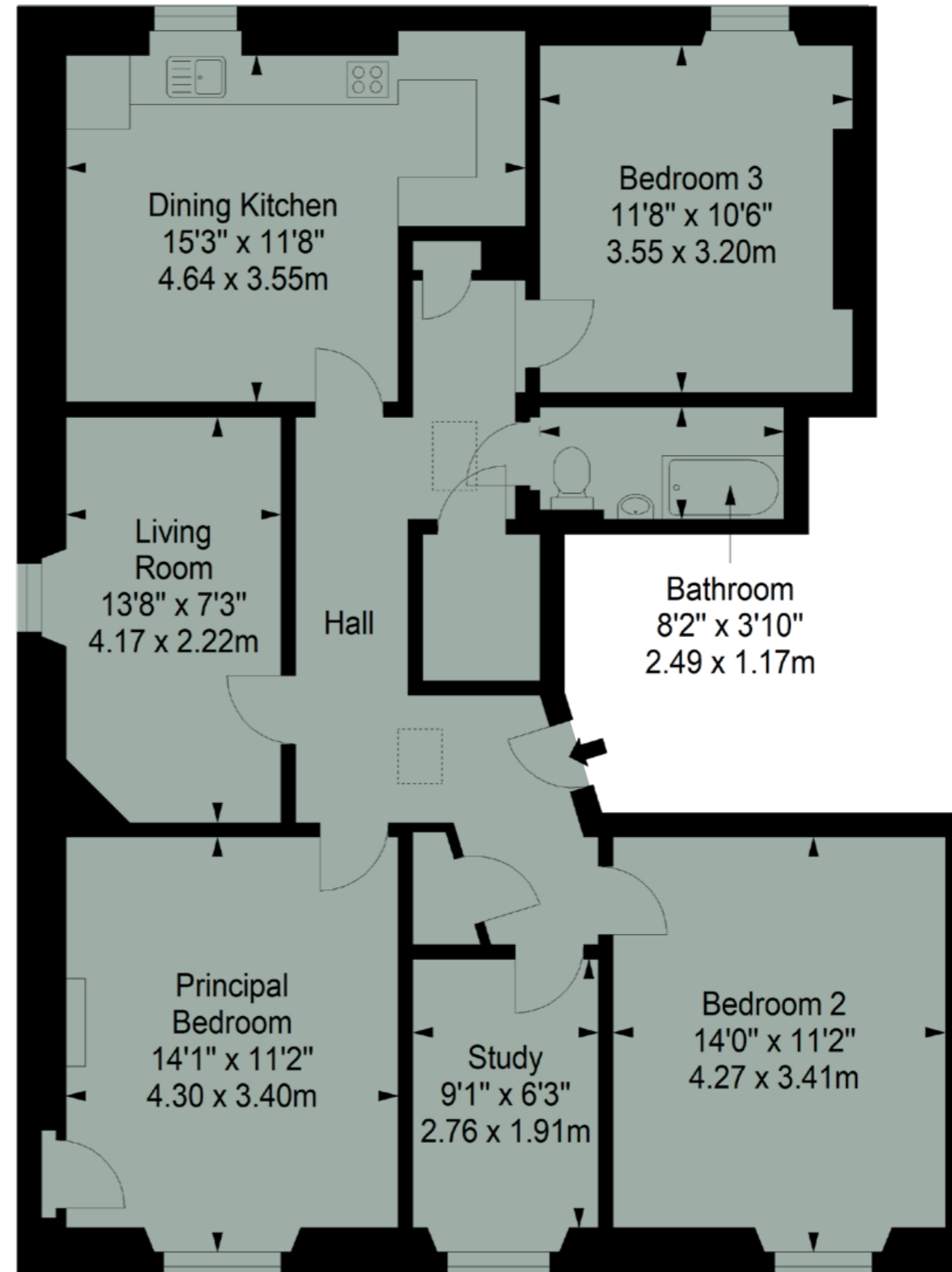
Broughton, EH7 4AH

Approximate total area:

93.1 sq. metres (1002.2 sq. feet)



Third Floor






Flat 6
42 Elm Row

Set within an impressive stone-built tenement on sought-after Elm Row, this substantial third-floor flat combines beautiful original features with exciting versatility and outstanding views. The highly desirable central location places the very best of Edinburgh within walking distance, from St James Quarter and the Playhouse Theatre to the cafés, bars, and artisan food retailers of Broughton Street. Excellent transport connections include nearby tram stops, Waverley Station, and swift access to Edinburgh International Airport.

GENERAL FEATURES

- Substantial three-bedroom traditional tenement flat in central Broughton
- Outstanding panoramic views across Edinburgh towards Arthur's Seat and the Firth of Forth
- Impressive period proportions with high ceilings and ornate corning
- Sought-after third-floor position within a historic stone-built building
- Prime city location beside St James Quarter and Broughton Street
- Excellent transport links including tram services and Waverley Station
- Home Report value - £400,000
- EPC Rating - F

ACCOMMODATION FEATURES

- Spacious naturally-lit central hall with useful built-in storage
- Separate living room with traditional detailing
- Versatile study ideal for home working or guest use
- Generous dining kitchen with ample room for entertaining
- Three well-proportioned double bedrooms
- Bathroom with bath and overhead shower
- Large traditional windows welcoming excellent natural light
- Flexible layout extending to approximately 1,002 square feet
- Electric heating

EXTERNAL FEATURES

- Secure shared entrance and stairwell
- Iconic elevated city and coastal views
- Immediate access to cafés, restaurants, and independent retailers
- Close to parks and green spaces
- Excellent nearby tram and bus connections
- Parking on surrounding streets regulated under Zone N1

A WELCOMING HALL

with excellent proportions



A secure shared entrance and stairwell lead to the property, where the front door opens into a wonderfully spacious central hall introducing the home's impressive scale and period charm. High ceilings with skylights, ornate cornicing, and traditional panelled doors create an immediate sense of character, whilst useful built-in storage enhances practicality.



BRIGHT

and versatile reception space

The separate living room is a comfortable and flexible retreat featuring stripped timber flooring and a tall traditional window drawing in natural light. Quietly positioned within the layout, the room is ideal for relaxed evenings or entertaining. In addition, the separate study offers excellent flexibility for home working, creative pursuits, or occasional guest accommodation.



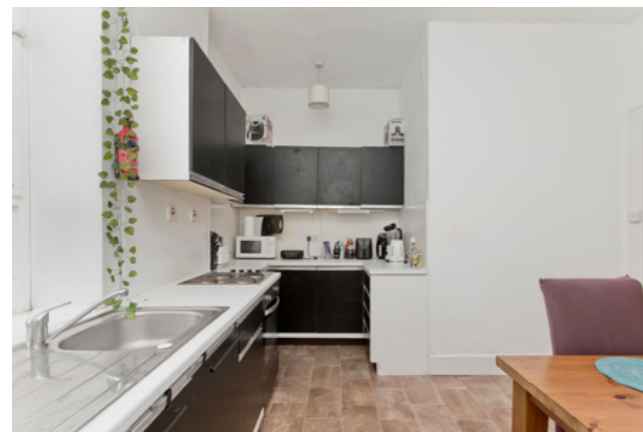
SPACIOUS

*dining kitchen with
open outlooks*



Generous dining kitchen with ample room for entertaining

Generous in scale and filled with natural light, the dining kitchen comfortably accommodates seated dining and everyday socialising. Contemporary dark-toned cabinets are paired with extensive white worktops and appliances including an integrated electric cooker and freestanding fridge-freezer and washing machine, whilst a large window frames far-reaching rooftop views across the capital.



IMPRESSIVE

principal bedroom



The principal bedroom is an exceptionally generous double defined by elegant proportions, soaring ceilings, and beautifully intricate period cornicing. A large sash-and-case window welcomes plentiful natural light while framing attractive open views across neighbouring classical architecture. The calm neutral presentation and stripped timber flooring further enhance the bright and airy atmosphere, whilst the impressive footprint allows ample space for substantial freestanding furnishings.





Further
**FLEXIBLE
ACCOMMODATION**



Two additional double bedrooms continue the home's appealing sense of space and versatility. One enjoys particularly attractive leafy outlooks to the rear, while another benefits from an open urban aspect across the handsome surrounding architecture of Elm Row and Broughton. Both rooms retain appealing period character and excellent proportions for freestanding furnishings.



BATHROOM FACILITIES

T

he bathroom comprises a bath with an overhead shower, a pedestal basin, and a WC, complemented by practical tiled flooring and natural timber finishes.



OUTSTANDING

city views and central convenience

One of the property's defining features is its spectacular elevated outlook, capturing iconic Edinburgh landmarks, leafy neighbouring streets, and distant coastal views towards the Firth of Forth. Residents enjoy immediate access to an outstanding selection of cafés, restaurants, boutiques, and cultural attractions, alongside nearby green spaces including London Road Gardens, Calton Hill, Holyrood Park, and the scenic Water of Leith Walkway.

BROUGHTON, EDINBURGH

A short stroll from the centre of Edinburgh, on the edge of the New Town



Just a short stroll from the centre of Edinburgh, on the edge of the New Town, lies the desirable Broughton district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the capital's wide-ranging cultural, recreational, and shopping facilities.

The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets, high-end shops and major retailers nearby. Located on the fringes of Broughton is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool.

Benefiting from outstanding transport links, day and night, Broughton is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall within the district's catchment area, and many of Edinburgh's superior independent schools are also easily accessible.



SCHOOLS

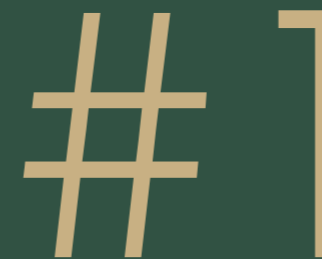
State Schools: Leith Walk Primary School, Abbeyhill Primary School, Drummond Community High School
Independent Schools: The Edinburgh Academy, Fettes College, George Heriot's School, Erskine Stewart's Melville Schools

CULTURE

Edinburgh Playhouse, Omni Centre, St James Quarter cinema, The Stand Comedy Club, Summerhall, and the galleries, festivals, and cultural attractions of the city centre

UNIVERSITY

The University of Edinburgh, Edinburgh Napier University, Edinburgh College of Art



A VIBRANT CENTRAL LOCATION
COMBINING OUTSTANDING TRANSPORT
LINKS, EXCELLENT AMENITIES, & EASY
ACCESS TO EDINBURGH'S CITY CENTRE

LOCATION



Approximately 1 mile
northeast of Edinburgh
city centre

TRANSPORT



Bus – Extensive services along Leith Walk and London Road including routes 7, 10, 11, 14, 16, 22, 25, 34, 49 and airport connections

Nearest train station –
Edinburgh Waverley
(approximately 1 mile)

Tram Stop – Picardy Place
(approximately 0.2 miles)

Airport – Edinburgh
International Airport
(approximately 9 miles)

Road links – A1, City
Bypass (A720), and M8
motorway network



SPORTS

Leith Victoria Swim Centre, Meadowbank Sports Centre, The Gym Group, yoga and fitness studios, and nearby cycle paths and running routes

FOOD & DRINK

A vibrant selection of cafés, artisan coffee shops, restaurants, bars, and acclaimed eateries throughout Leith Walk, Broughton Street, and the city centre

— *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 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*

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.

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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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