

# FLAT 3F2 22 DUNDAS STREET

NEW TOWN, EDINBURGH, EH3 6JN

*Set on the top floor of a listed Georgian tenement, with magnificent views towards Fife, this two-bedroom flat is the epitome of New Town living*



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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.

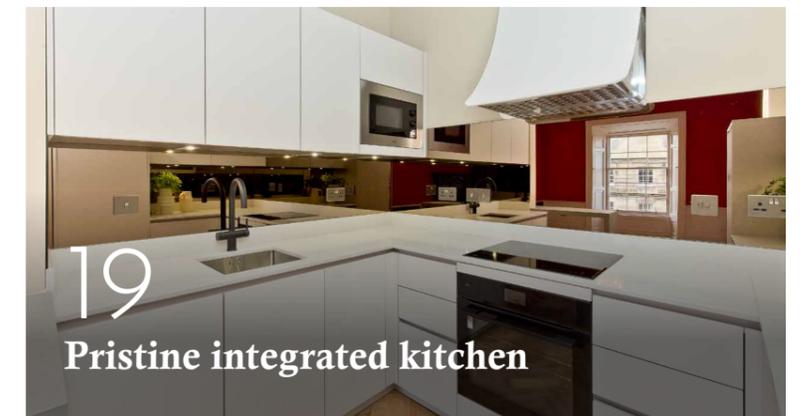
*Mark Cullerton*



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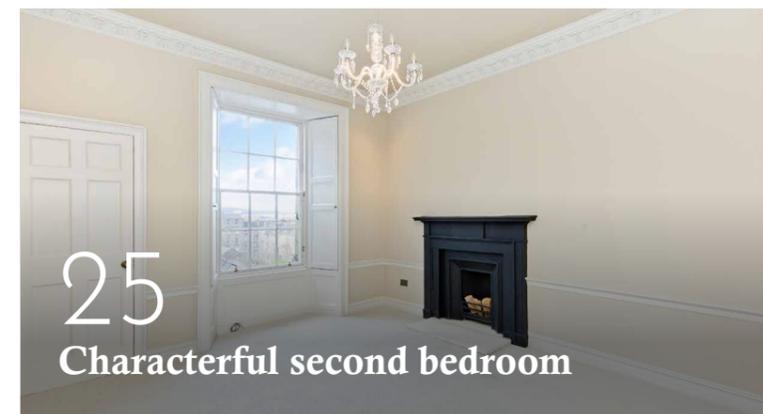
**Welcome to Flat 3F2, 22 Dundas Street**  
*Fully upgraded two-bedroom New Town apartment in a listed Georgian tenement*

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## Property Name

Flat 3F2, 22 Dundas Street

## Location

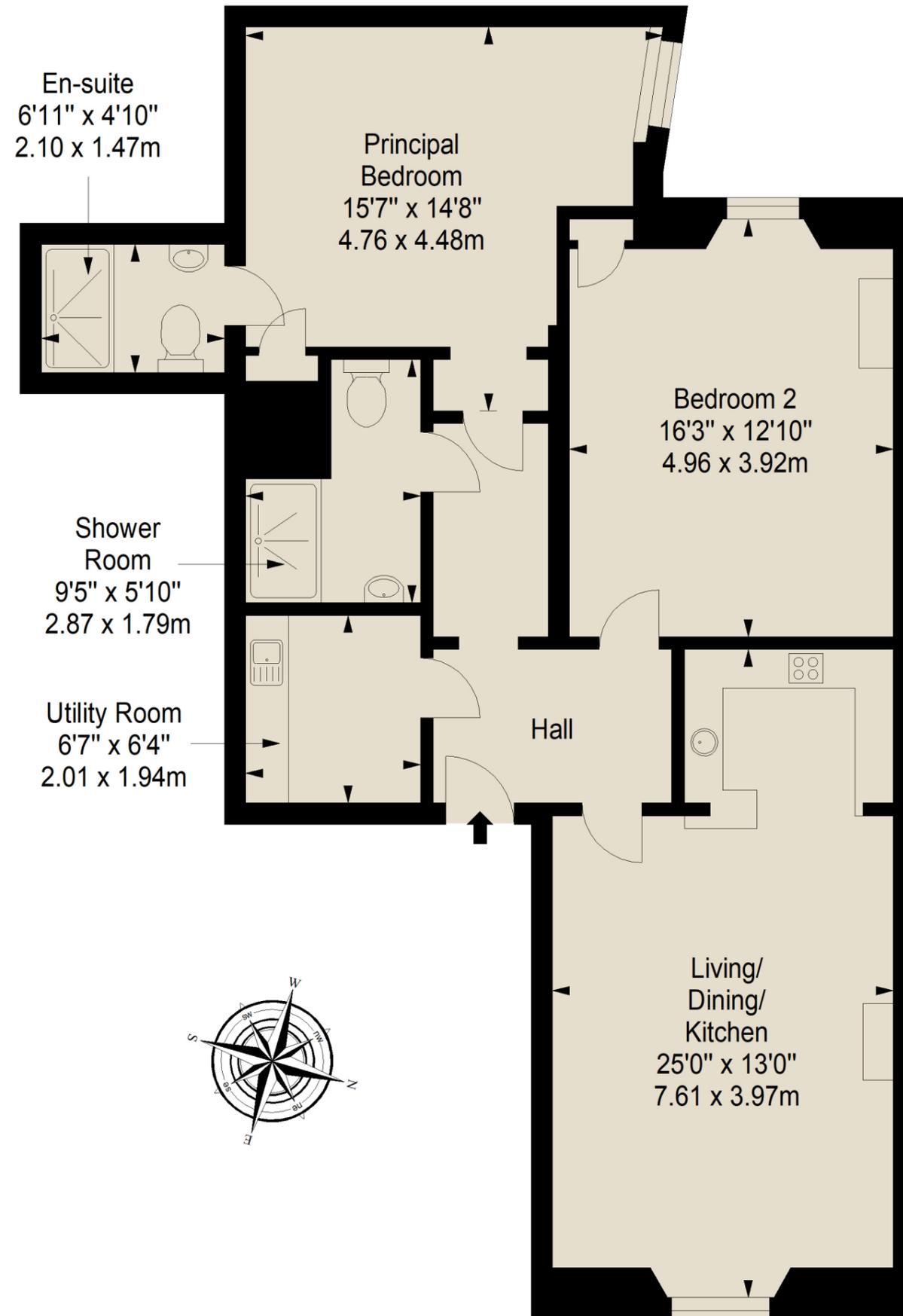
Edinburgh, EH3 6JN

## Approximate total area:

88.4 sq. metres (951.5 sq. feet)



Third/Top Floor



# Prestigious city-centre address



  
Flat 3F2  
22 Dundas Street

Set on the top floor of a listed Georgian tenement, with magnificent views towards Fife, this two-bedroom flat is the epitome of New Town living. Its central location offers unrivalled access to cultural and culinary delights, high-end shopping, and trendy bars – as well as top schooling and rail, bus, and airport tram links providing easy travel connections. The flat's generously proportioned interiors, totalling 88.4 square metres, have been freshly upgraded to an exceptionally high standard, seamlessly blending elegant period charm with luxury contemporary styling. Conveniently controlled street parking and optional key access to residents' gardens add further appeal to this superior Edinburgh home.

## General Features

- ◆ Prestigious city-centre address
- ◆ Within Edinburgh's New Town Conservation Area and UNESCO World Heritage Site
- ◆ Spacious third/top-floor flat in a B-listed Georgian tenement
- ◆ Fully and recently upgraded throughout
- ◆ High-quality interiors blending period detail with contemporary design
- ◆ Bedrooms with a peaceful off-street position and views towards Fife
- ◆ EPC Rating - D | Home Report Value - £500,000

## Accommodation Features

- ◆ Secure shared stairwell entry
- ◆ Statement entrance hall
- ◆ Generous living/dining room with feature fireplace
- ◆ Premium German designer integrated kitchen (with breakfast bar) open to the reception room
- ◆ Separate utility room
- ◆ Two double bedrooms with storage
- ◆ En-suite room in the principal suite
- ◆ Additional shower room off the hall
- ◆ Useful 8 sq. metre floored attic (ladder access from the hall)
- ◆ New boiler and gas central heating system with vintage-style radiators

## External Features

- ◆ Private under-street cellar storage
- ◆ Optional key access (for an annual fee) to the nearby Queen Street Gardens
- ◆ Controlled on-street parking (CPZ 5A)



# Luxurious Georgian home in the heart of the capital

This turn-key city residence forms part of a prominent surviving example of Britain's most important and best-preserved urban planning. Peacefully set back from the street, the bedrooms enjoy scenic open views, while two shower rooms (one en suite), a utility room, and an open-plan reception room and integrated kitchen ensure excellent functionality for modern living. This highly coveted address sits within the New Town Conservation Area and UNESCO World Heritage Site, presenting the opportunity to acquire an architectural gem of truly historic significance.



Flat 3F2  
22 Dundas Street

# Welcome inside

## A statement entrance

The flat is reached via communal stairs and a secure entry system. Inside, the airy entrance hall boasts bold coral-red décor and herringbone wood flooring, setting a warm and characterful first impression.

# Convivial open-plan living



## Feature fireplace

**T**he hall's decorative finish continues into the reception room, which is impressively spacious and filled with natural light. The flexible space accommodates both lounge and dining furniture, while retaining Georgian wall panelling, intricate cornicing, and a decorative ceiling rose. An ornamental black fireplace forms a dramatic focal point, and the open connection to the kitchen enhances everyday living and entertaining.



# Quality

interiors blending period detail  
with contemporary design

Views from the living room over New Town





# Pristine

## German designer integrated kitchen

The kitchen is contemporary and high-spec, finished in a monochrome palette with sleek matte cabinetry, downlit worktops, and a dark reflective splashback for added depth. Integrated appliances include a fridge freezer, dishwasher, microwave, oven, and induction hob with a striking curved extractor hood. A practical utility room off the hall discreetly houses a washing machine and tumble dryer.







# Peaceful

principal suite with captivating views

Quietly positioned to the rear, the principal bedroom enjoys a tranquil outlook across city rooftops, capturing the Stockbridge landmark of St Stephen's Church and distant hills beyond. Sage-green décor and soft carpeting create a calm retreat, complemented by built-in storage and a stylish en-suite shower room. The en suite is finished with stone-style tiling, ambient lighting, and quality fittings, including a rainfall shower.



# Characterful

Second bedroom



Also enjoying a rear aspect with open views, the second double bedroom is generously proportioned and presented in soft neutral tones with plush carpeting. Period features include delicate cornicing, a ceiling rose, and a decorative black fireplace. A large sash window with working shutters and built-in storage completes the room.



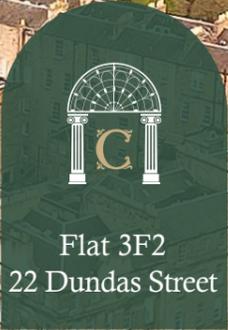


# Modern

## Wet room

Located off the hall and ideal for guest use, the shower room reflects the style and top-specification of the principal en suite.





Flat 3F2  
22 Dundas Street

## Storage, parking and exclusive residents' gardens

The flat benefits from a floored 8 sq. metre attic with ladder access from the hall, alongside private access to a 4 sq. metre under-street cellar. Dundas Street lies within a Controlled Parking Zone, prioritising on-street parking for residents.

Optional key access (available for an annual fee) grants entry to the historic Queen Street Gardens, a beautifully maintained shared green space just moments from the flat.

# New Town

## SCHOOLS

State Schools: Stockbridge Primary School, St Mary's RC Primary School, Broughton High, St Thomas of Aquin's RC High School

Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

## CULTURE

Scottish National Gallery & Scottish National Portrait Gallery, Edinburgh Playhouse

## UNIVERSITY

University of Edinburgh

# #1

COSMOPOLITAN LOCATION  
CLOSE TO WORLD-CLASS  
SHOPPING AND CULTURAL  
ATTRACTIONS

## LOCATION



City Centre

## TRANSPORT



Bus – All London Road, Leith Walk and Elm Row stops, 100 Airport

Tram Stop – St. Andrew Square/Princes Street (0.4 miles)

Train Station – Waverley (0.6 miles)

Airport – Edinburgh International (8.1 miles)



## SPORTS

The Grange Club, Edinburgh Academicals Sports Grounds, Bannatyne Health Club, Nuffield Health Fitness & Wellbeing Gym

## PARKS

Princes Street Gardens, Calton Hill, Royal Botanic Garden Edinburgh, Royal Circus Gardens, Water of Leith Walkway

## FOOD & DRINK

Restaurants, Fine Dining, Boutique & 5-star Hotels, Artisan Cafés, Traditional Pubs & Bars



## All the capital has to offer right on your doorstep

Distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets, and beautiful private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital. The historic conservation area and UNESCO World Heritage Site is a centre for art, history and culture, and home to some of the country's finest art galleries and collections, including the Scottish National Gallery and Scottish National Portrait Gallery. At the heart of the world's leading festival city, New Town hosts various events throughout the year, particularly the renowned Hogmanay celebrations.

For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk are the places for high fashion and couture. Furthermore, to its east end is the St James Quarter, a £1 billion development home to world-class designer stores, bars, entertainment, and a great range of restaurants and eateries. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs to award-winning pubs and restaurants. New Town residents also have some of the capital's most beautiful green spaces right on their doorstep, including Princes Street Gardens and the Royal Botanic Garden Edinburgh. The property falls within the catchment area for Stockbridge Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High, and Broughton High. It is also well-placed for some of Edinburgh's top independent schools, from nursery to senior level. Owing to its central location, New Town is served by unrivalled public transport links, including a comprehensive bus network, a tramline between York Place and Edinburgh International Airport, and national rail links from Waverley 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 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

**DISCLAIMER:** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.