

13/2 GRANGE TERRACE

THE GRANGE, EDINBURGH, EH9 2LD

A stunning double-upper Victorian apartment that spans an impressive 2169 square feet, with a wealth of accommodation which is immaculately presented to exceptionally high standards, including a statement kitchen and open-plan reception area, five double bedrooms, and contemporary bathroom facilities.



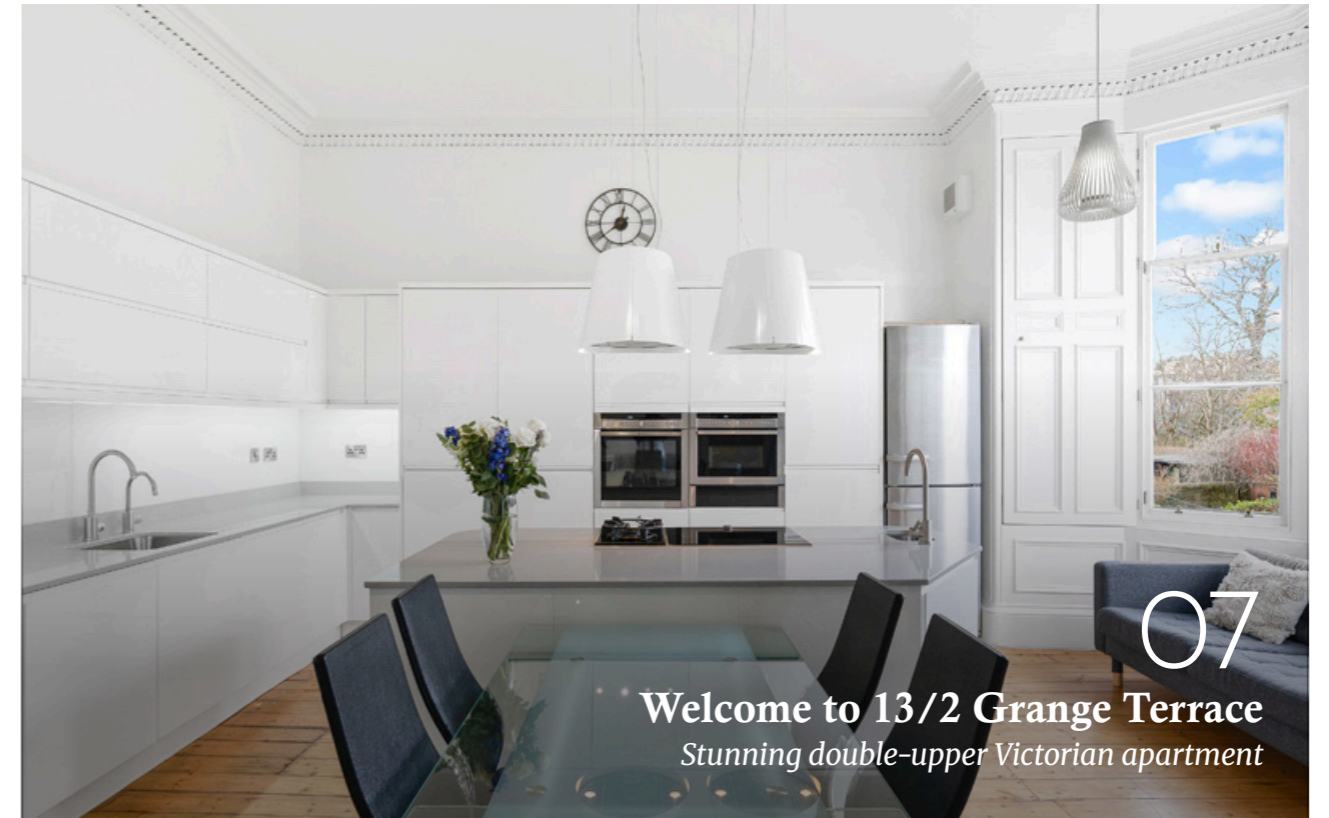


— The property expert behind the personalised service
MARK CULLERTON

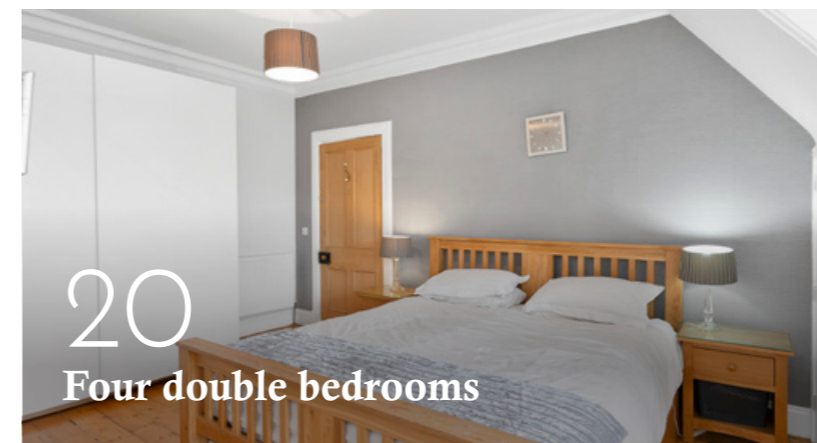
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward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

13/2 Grange Terrace

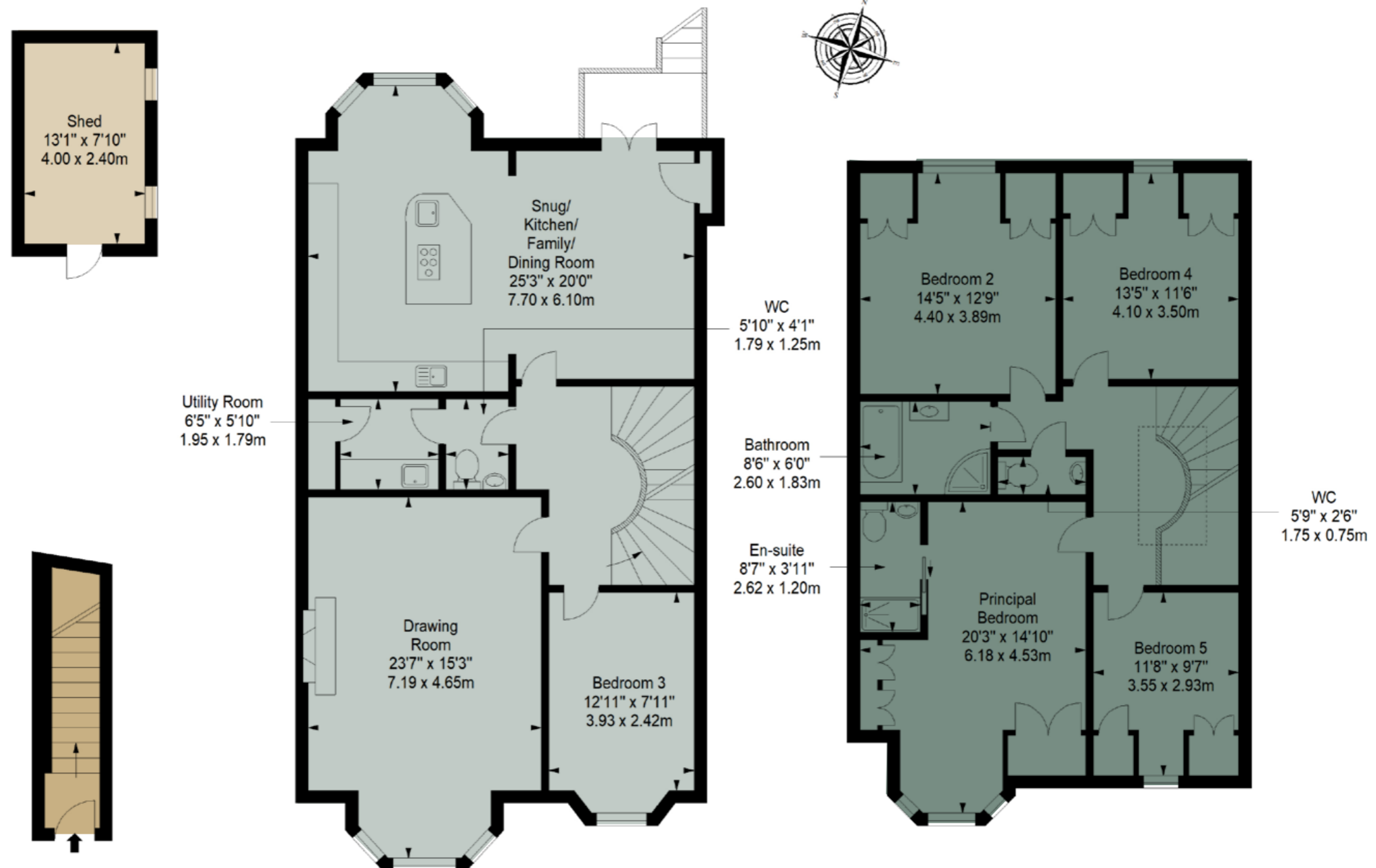
Location

The Grange, EH9 2LD

Approximate total area:

201.5 sq. metres (2169.0 sq. feet)

 - Ground Floor  - First Floor  - Second Floor  - Externals






13/2 Grange
Terrace



Part of the exclusive Grange conservation area, this five-bedroom double-upper apartment occupies the first and second floors of a C-listed Victorian villa (1879) by the renowned Scottish architect Robert Reid Raeburn. The southeast-facing home offers the perfect combination of period architecture and modern sensibilities, providing large, light-filled rooms with high ceilings and original details, alongside crisp white décor and carefully maintained wooden floorboards. High-end fixtures and fittings add to the understated luxury, along with a host of desirable features, such as generous storage, a stylish kitchen, conveniently located bathrooms, and a large private garden.

GENERAL FEATURES

- A stunning double-upper Victorian apartment
- On the first and second floors of a C-listed villa
- Part of the exclusive Grange conservation area
- Finished to exceptionally high standards
- White decoration and wooden floorboards
- Home Report value - £850,000 | EPC Rating - TBC

ACCOMMODATION FEATURES

- Secure telephone-entry system
- Intercom system can be operated from both floors
- Welcoming entrance leading to first-floor hall
- Expansive drawing room with a bay window
- Stylish open-plan kitchen/snug/dining/family room
- Separate utility room with a quiet setting
- Bright upper landing with a large rooflight
- Four double bedrooms with built-in wardrobes
- Versatile fifth double bedroom/home office
- Contemporary en-suite shower room
- Modern family bathroom with a shower cubicle
- Two WCs (one conveniently located on each floor)
- Gas central heating
- Professionally draft proofed traditional sash windows

EXTERNAL FEATURES

- Large private rear garden that is fully enclosed
- Shed with a power supply
- Located in a priority parking area (zone B1)

EXCEPTIONAL FAMILY HOME



*with a secure
telephone-entry
system operated
from both floors*

Reached via a communal entrance and foyer, the home's front door is at ground level, opening to a staircase which leads to the first-floor hall with Cupola LED lighting. It is instantly apparent from the pristine décor that this property is an exceptional family home.



SPACE, LIGHT, AND EFFORTLESS STYLE



ronted by a sweeping bay window, the southeast-facing drawing room is a magnificent reception area that offers a lot of space, light, and effortless style. It enjoys a calming aesthetic, textured by lavish cornice work and a ceiling rose which serve to highlight the airy proportions.



A beautiful feature fireplace adds the final touch of elegance, providing another eye-catching focal point – one that is perfect for organising furniture around.



A STATEMENT CENTREPIECE

designed for all occasions



The true heart of the home is the kitchen which shares a statement open-plan layout with a snug, dining, and family room, offering plenty of space for lively dinner parties and unwinding with friends and family.



STYLISH OPEN-PLAN

kitchen /snug/dining/family room

A bay window ensures a wonderfully bright ambience, along with French doors that connect to the rear garden (via an external staircase) for summer entertaining. The neutral aesthetic is further enhanced by the kitchen itself, which features handle-less cabinets in white and quartz worktops. It is designed around a central island, coming complete with under-unit lighting, two sinks with a Qettle hot and cold filtered water tap, and a selection of high-quality integrated appliances. A separate utility room (with additional storage) provides a quiet setting for laundry.





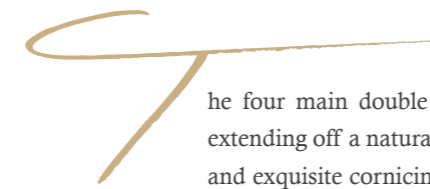
"Bright upper landing with a large rooflight."



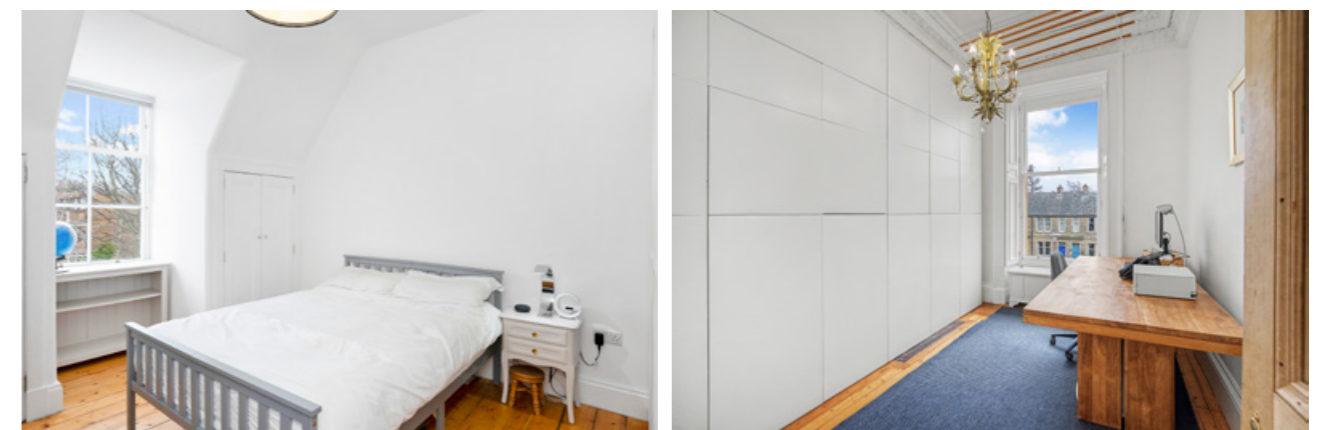


VERSATILE BEDROOMS

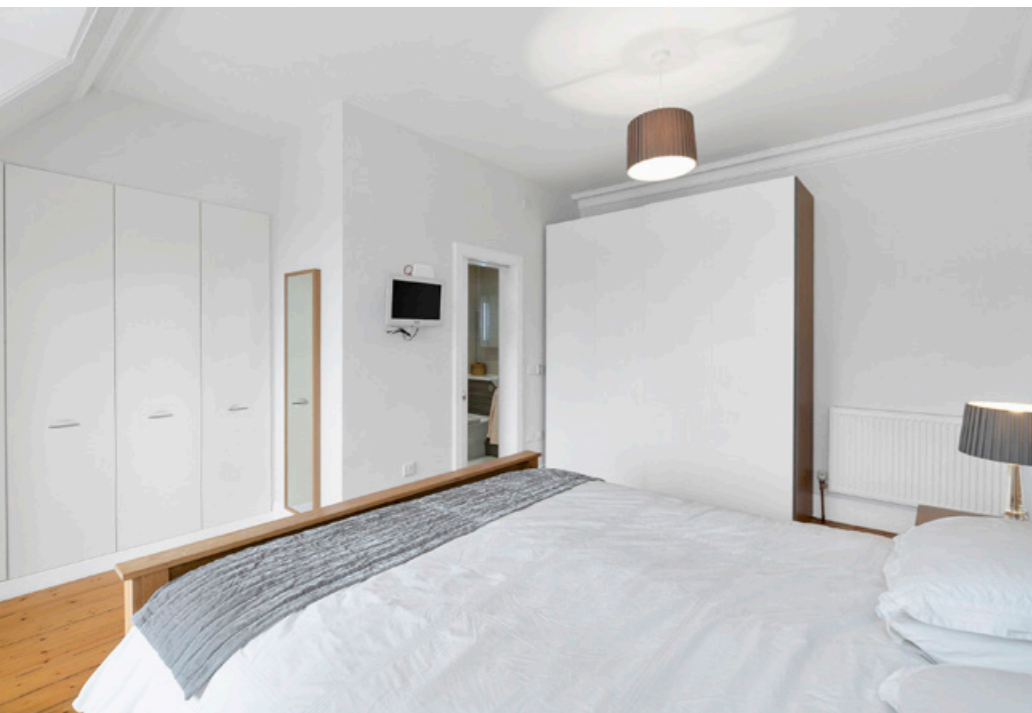
for growing families



The four main double bedrooms are on the second floor, reached via a traditional curved staircase and extending off a naturally-lit landing, which is illuminated by a large rooflight framed by detailed plaster work and exquisite cornicing. Every room is bright and airy, providing elevated views and two built-in wardrobes for generous clothes storage. A fifth double bedroom is on the first floor, providing homeowners the versatility to be used as an office or creatively.



THE PRINCIPAL BEDROOM



with a southeast-facing dormer window

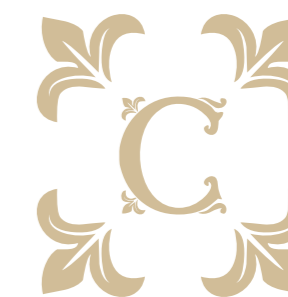
The principal bedroom (with a southeast-facing dormer window) further boasts a contemporary en-suite shower room set behind a pocket door.

Contemporary style with maximum convenience

BATHROOMS

For maximum convenience, the home has a WC on the first and second floors. There is also the principal bedroom's en-suite and a modern family bathroom on the second floor, both of which feature premium tiles, illuminated mirrors, and towel radiators.





The family bathroom comprises a storage-set washbasin, a shower cubicle, and a double-ended bath with a handheld shower, plus a laundry shoot directly to the utility room, whereas the en-suite has a storage-set WC suite and a shower enclosure.

The property has gas central heating and professionally draft-proofed traditional sash windows, with working wooden shutters to select rooms.



A SCENIC HAVEN FOR FAMILIES

Secured by a high wall and fence, the private rear garden is a haven for families. It boasts a large patio area around a timber deck, an outdoor tap, a shed with a power supply and an equally generous lawn – all carefully landscaped and framed by mature plants and trees.



The property has also undergone a back-to-brick full refurbishment within the last 11 years, with work carried out between 2014 and 2015, including a complete rewire and replumb. All services to the property have been upgraded during this time, including electricity, gas and internet supplies, and CAT 6 internet cabling points have been installed throughout all bedrooms and public rooms, ensuring the flat is fully wired in.

S

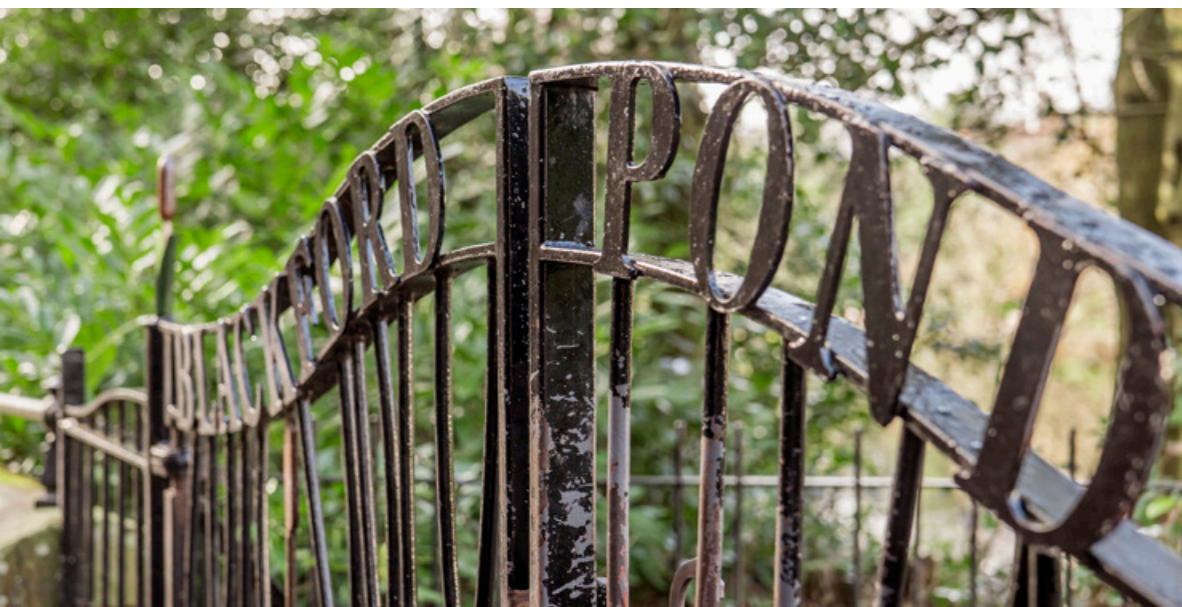
cenic and sunny, it is a fantastic setting for enjoying the summer months. Finally, the property falls within a priority parking area (zone B1), with free on-street parking supplemented by permit parking during weekdays 10-11.30am (ensuring homeowners have priority).

Extras: all fitted floor and window (cutains and blinds) coverings, light fittings, integrated kitchen appliances (a waste disposal unit, Neff induction hob with adjacent gas ring, two statement extractors, Neff oven, Neff combi microwave oven, and dishwasher, Neff undercounter fridge/freezer, and Neff warming drawer), and washing machine and tumble dryer to be included in the sale, whilst crystal chandelier is available by separate negotiation.



THE GRANGE

AN IDEAL SETTING FOR RELAXING
& EXERCISING OUTDOORS



Characterised by grand Victorian architecture and tranquil, leafy streets, the exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés. Residents of The Grange have access to a rich local arts and culture scene, including live

music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.



SCHOOLS

State Schools: James Gillespie's Primary School, James Gillespie's High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School

CULTURE

Summerhall, King's Theatre, Dominion Cinema, The Queen's Hall, Usher Hall

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

ONE OF THE MOST PRESTIGIOUS POSTCODES IN THE CAPITAL, WHICH OFFERS A TRANQUIL SETTING CLOSE TO THRIVING AMENITIES.

LOCATION



1.9 miles from Princes Street

TRANSPORT

Bus – 5, 9, 23, 24, 38, 102
 Tram Stop – West End (2 miles)
 Train Station – Waverley (1.9 miles), Haymarket (2 miles)
 Airport – Edinburgh International (8.7 miles)

SPORTS

Braid Hills Golf Course, Warrender Swim Centre, Prestonfield Golf Club, Bruntsfield Links

PARKS

Hermitage of Braid and Blackford Hill Local Nature Reserve, Bruntsfield Links, The Meadows, Holyrood Park

CONSERVATION

The Grange conservation area

FOOD & DRINK

Fantastic choice of cafés, bars, and restaurants in nearby Morningside and Bruntsfield

— *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*

KATIE CLARK



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

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— *About Katie*

With a background in Property Management, Katie has supported a wide range of clients across Scotland, combining in-depth market knowledge with a warm, personable approach. Known for her positivity and friendly demeanour, she builds strong, lasting relationships, ensuring clients feel heard, informed, and confident at every stage. Treating each transaction with care, she approaches every deal as though it were her own.

Originally from a sheep farm in the Scottish Borders, Katie moved to Edinburgh to study Real Estate Surveying, trading rural life for the city's vibrant pace. Now based in Dean Village, she juggles a busy schedule of property work and hockey—both coaching and playing. When time allows, she unwinds with baking or strolls through the city, always on the lookout for a new hidden gem.



CULLERTON'S

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SCAN TO DISCOVER MORE

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