

35/3 BUCKINGHAM TERRACE

WEST END, EDINBURGH, EH4 3AP

Welcome to a stylish three-bedroom second-floor city apartment in Edinburgh's prestigious West End, offering the benefits of Victorian architecture and retained original features, alongside sympathetic modern interior design that is finished to exceptionally high standards.





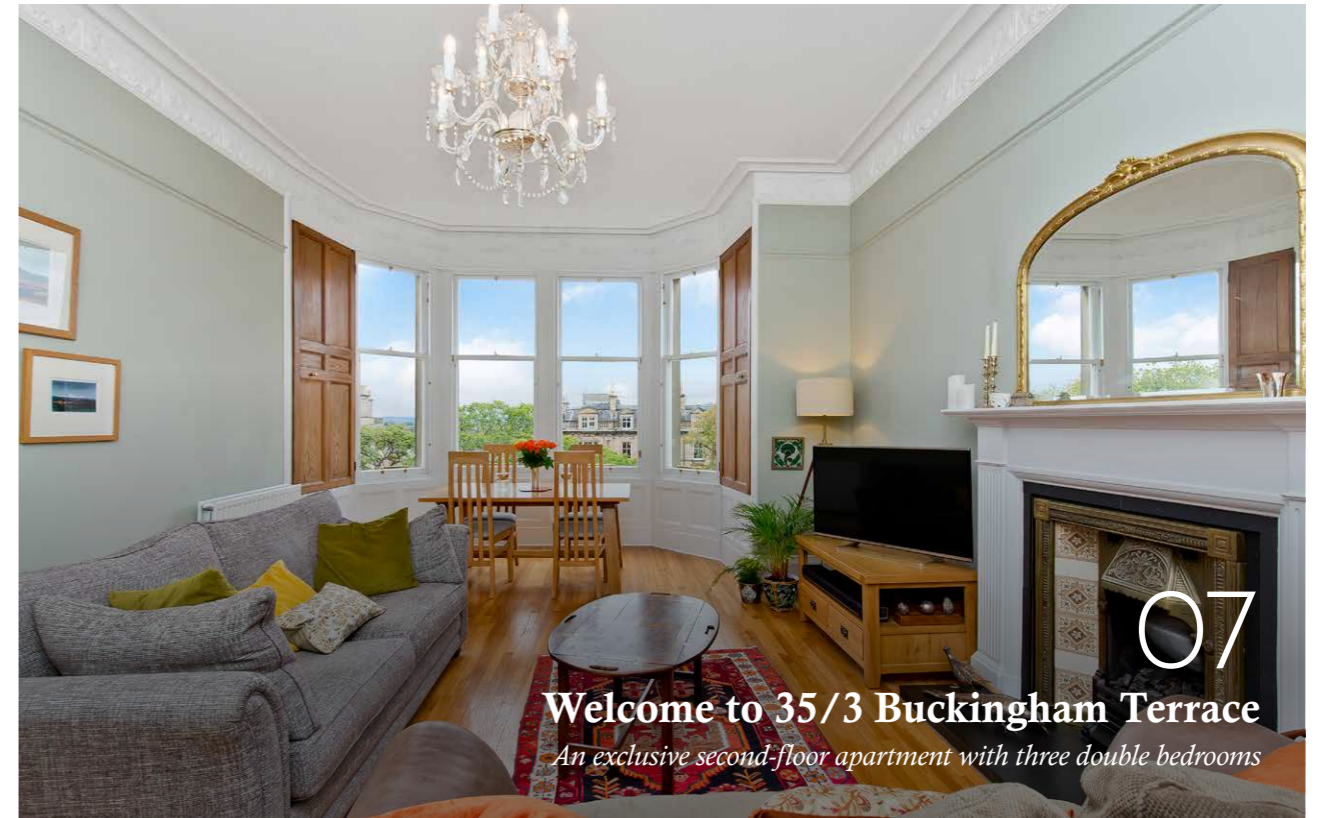
— The property expert behind the personalised service

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

35/3 Buckingham Terrace

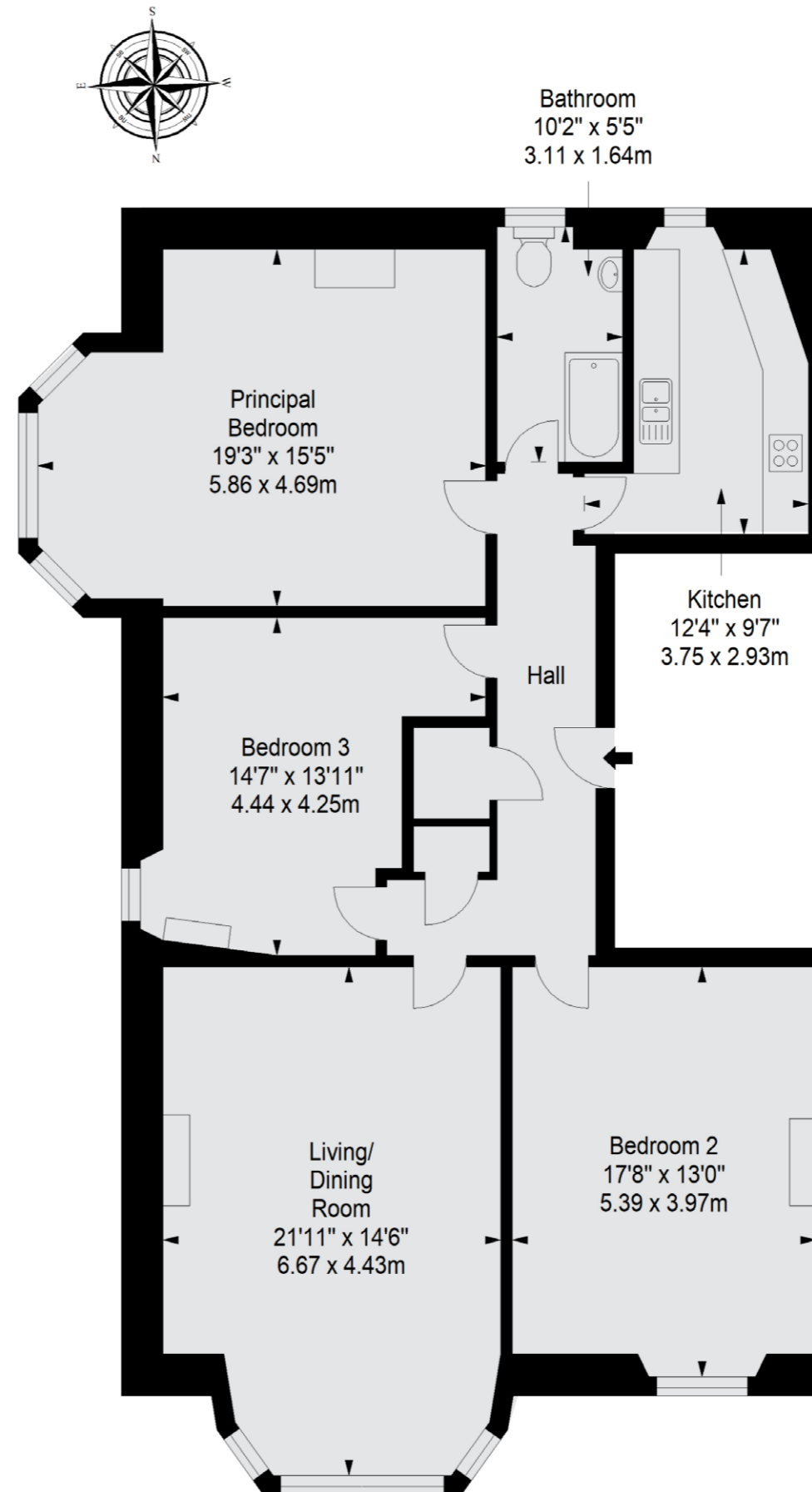
Location

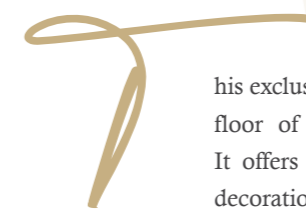
West End, Edinburgh, EH4 3AP

Approximate total area:

119.5 sq. metres (1286.3 sq. feet)


Second Floor





This exclusive three-bedroom city apartment resides on the second floor of a B-listed (Renaissance-style) Victorian townhouse. It offers large rooms with high ceilings, finished with stylish decoration and charming period details. It has a high-spec kitchen and fashionable bathroom, and enjoys delightful city views from its elevated position. Furthermore, homeowners have the rare chance to apply to the exclusive Belgrave Crescent Gardens and Dean Gardens – two of the most impressive private gardens in the capital. Set within the New Town conservation area in Edinburgh's prestigious West End, this sophisticated property also boasts a highly coveted location. It is in easy reach of the city centre, Stockbridge, and the Botanic Gardens, as well as highly regarded independent schools like Stewart's Melville College (which practically neighbours the property) and Fettes College. Altogether, this apartment is an outstanding city home that offers a sought-after lifestyle.

GENERAL FEATURES

An exclusive second-floor apartment in the West End
Forms part of a B-listed Victorian townhouse
Situated within the New Town conservation area
Inspiring elevated views over Edinburgh's iconic skyline
Sympathetic modern interiors with period features
Home Report value - £630,000
EPC Rating - D

ACCOMMODATION FEATURES

Communal foyer brimming with period details
Characterful hall with two built-in cupboards
Expansive living/dining room with a bay window
Shaker-inspired kitchen with galley-style layout
Three large double bedrooms with feature fireplaces
Three-piece bathroom with traditional-inspired styling
Gas central heating and sash windows with shutters

EXTERNAL FEATURES

Access to Belgrave Gardens and Dean Gardens (subject to nominal fee)
Controlled permit parking area (Zone 5)



35/3
Buckingham
Terrace

DISCOVER AN OUTSTANDING VICTORIAN CITY HOME

Inside the building, you are welcomed by a communal foyer brimming with period features that capture the imagination

It hints at what to expect in the apartment itself: Victorian character paired with sympathetic modern decoration. The home's hall provides that from the outset, featuring a high ceiling marked by lavish cornicing and four-panel wooden doors framed by decorative architrave mouldings, all beautifully paired with varnished wooden floors and soft neutral décor. Two built-in cupboards add practical storage.





Expansive and eye-catching

RECEPTION ROOMS

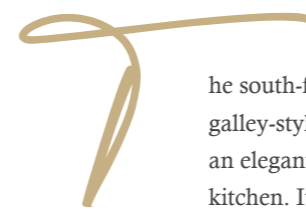


The living/dining room boasts an expansive footprint with a sweeping bay window, capturing a cascade of light throughout the day. Other eye-catching details include the stunning period feature fireplace and the impressively detailed cornice work and ceiling rose. Bringing this room to life is a combination of white detailing and soothing hues, which are brightened by the warm glow of the original wooden floor which continues into the hall. It is a highly effective look that is instantly homely.



THE KITCHEN

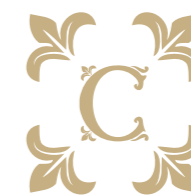
High on style and practicality



The south-facing kitchen has a galley-style arrangement and an elegant Shaker-inspired kitchen. It has generous cabinet storage in light blue and luxurious worktops coupled with metro-style splashbacks. Undercabinet lighting allows for ambient moods and integrated appliances create a smooth finish (oven, ceramic hob, extractor hood, tall fridge/freezer, dishwasher, and washing machine). It is a wonderful modern space that is high on style and practicality.







The bedrooms

COMFORTABLE, INSPIRING, AND ADAPTABLE



located throughout the apartment, the three double bedrooms all enjoy light decoration and soft fitted carpets (below which is the original wooden flooring if the new owners wish to revert to it). Each room is comfortable and inviting and finished with an ornate feature fireplace for added decoration and period charm. Furthermore, the bay-windowed principal bedroom and the second bedroom both have large footprints highlighted by intricate cornice work and a delicate ceiling rose. They both have inspiring elevated views over Edinburgh's iconic skyline too, the latter affording a wonderful view of the A-listed Fettes College and its gothic architecture. Meanwhile, the third bedroom is arranged as an office, showcasing the adaptability of the accommodation.

THE PRINCIPAL BEDROOM





Complements the home's character



The bathroom has a traditional-inspired style that complements the home's character, incorporating tongue and groove panelling alongside a pedestal washbasin and a toilet. It also has a bathtub and an overhead shower, backed by easy-to-clean wet walling for added convenience.

The property has gas central heating for warmth and traditional sash and case windows with working wooden shutters – perfect for a flood of light during the day and darkness at night.



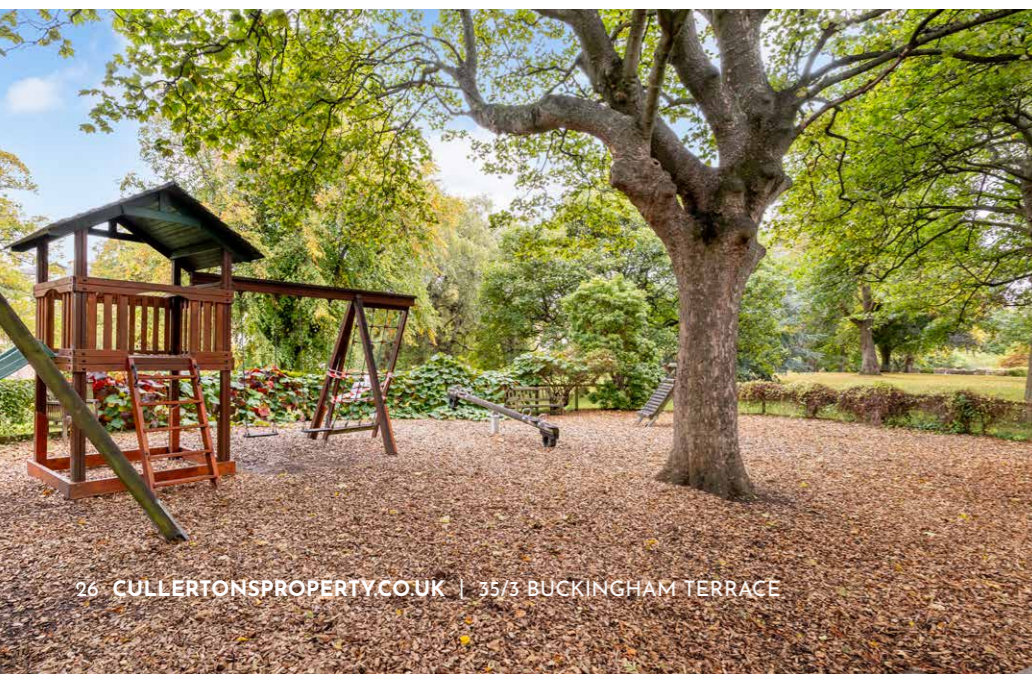


A TRULY SCENIC ESCAPE

at the exclusive Belgrave Crescent Gardens

For an annual subscription fee, homeowners can apply to gain access to two exclusive private gardens that are only a short stroll away: Belgrave Crescent Gardens and Dean Gardens. Offering a natural haven, both cover a massive seven acres and are only shared by qualifying addresses. These gardens boast vivid greens and mature woodlands, all beautifully maintained and peacefully set by the tranquil Waters of Leith. They offer a truly scenic escape from the day-to-day busyness of the capital. Conveniently, the property also falls within a controlled permit parking area (Zone 5), ensuring residents' have space to park.

Extras: all fitted floor and window coverings, select light fittings, and integrated kitchen appliances to be included in the sale. Certain light fixtures (such as the living room's chandelier) are available by separate negotiation.



WEST END, EDINBURGH



SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School

Independent Schools: Fettes College, ESMS Schools, St George's School for Girls

CULTURE

Scottish National Gallery of Modern Art (One & Two), Usher Hall, Traverse Theatre, Royal Lyceum, Edinburgh Filmhouse

SHOPPING

Local independent shops in Stockbridge, high-street stores on Princes Street, George Street

#1

AREA OF OUTSTANDING ARCHITECTURAL BEAUTY AT THE HEART OF EDINBURGH

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance.

For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.



LOCATION



New Town Conservation Area

TRANSPORT



Bus – 3, 4, 25, 26, 31, 33, 44

Tram Stop – West End (0.7 miles)

Train Station – Haymarket (1.0 miles)

Airport – Edinburgh International (7.4 miles)



SPORTS

24-hour PureGym, Drumsheugh Baths Club, Ravelston Golf Club

FOOD & DRINK

Diverse range of cafés, wine bars, coffee houses, traditional pubs, restaurants and fine dining

— *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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STEPHEN MACKENZIE



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

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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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