

# 7A LEARMONTH TERRACE

WEST END, EDINBURGH, EH4 1PQ

*Introducing a wonderfully large three-bedroom (plus box room) garden flat that offers the scope and grandeur of Victorian architecture, and a prominent address in Edinburgh's highly sought-after West End.*







— 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*

# TABLE OF CONTENTS



08

Welcome to 7A Learmonth Terrace  
*A substantial garden flat*

04	Floorplan
08	The property
10	The entrance
12	The living room
16	The kitchen



12  
Living room



18  
The bedrooms

18	The bedrooms
22	The bathroom
24	Gardens, garage & parking
28	The area



## Property Name

7A Learmonth Terrace

## Location

West End, EH4 1PQ

## Approximate total area:

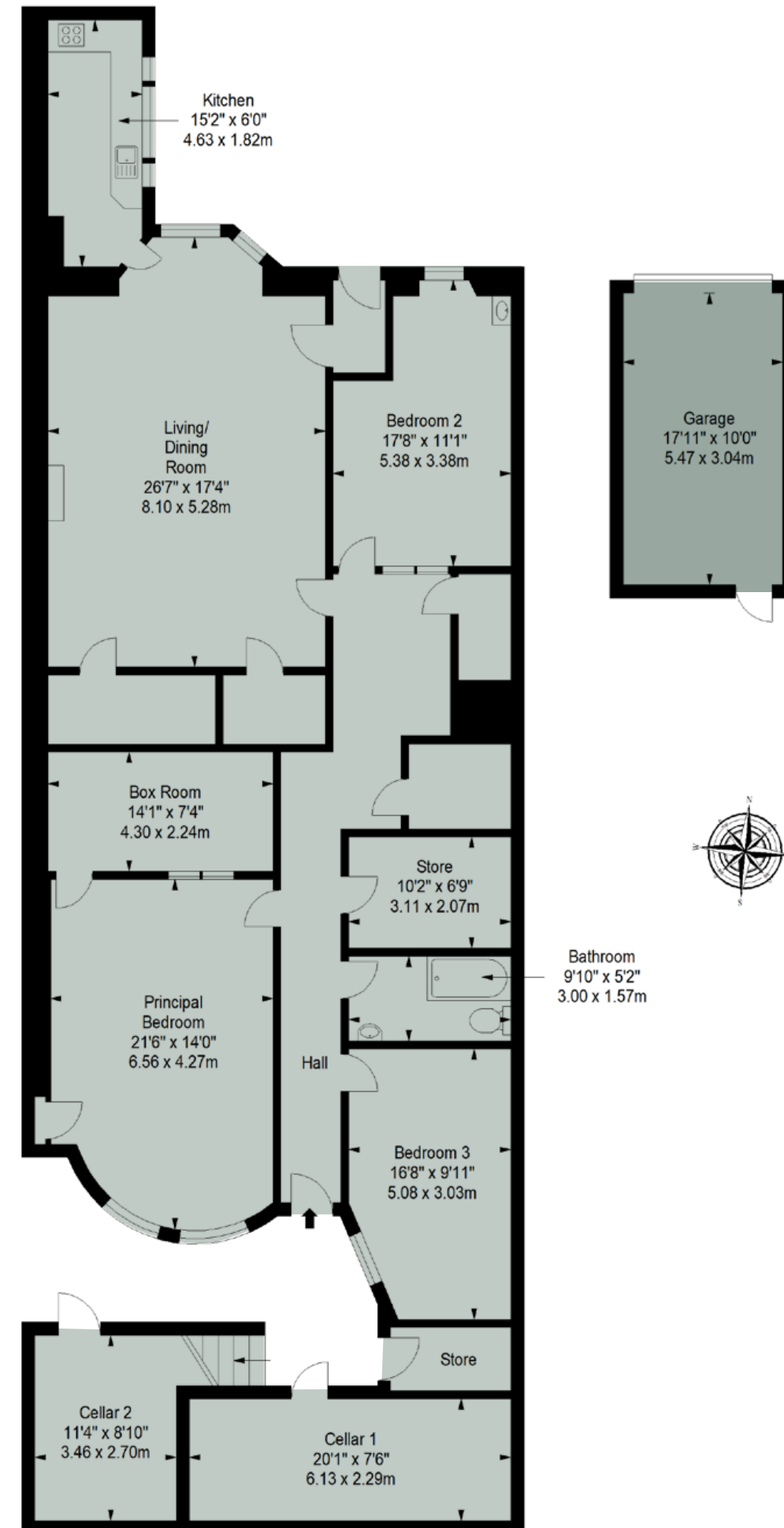
186.4 sq. metres (2006.5 sq. feet)



Garden Level



Garage





Set within one of Edinburgh's most distinguished postcodes, 7a Learmonth Terrace presents a rarely available opportunity to acquire a substantial three-bedroom (plus box room) garden flat within a classical B-listed Victorian townhouse (1874).



*Part of a classical B-listed*

# VICTORIAN TOWNHOUSE





  
7a, Learmonth  
Terrace

Designed by renowned architect John Chesser in the Free Renaissance style, the historic building forms part of the prestigious New Town conservation area, embodying the period scale and craftsmanship that defines the West End. The home itself spans an impressive 2006.5 square feet, offering exceptionally spacious, light-filled rooms and abundant storage. The south-facing city residence further boasts a private garage and an enclosed garden as well. Whilst the interiors require modernisation throughout, this family home has clearly been well cared for. Nonetheless, it remains an outstanding prospect for buyers seeking a city centre home with exceptional space, period character, and scope to add significant value.

## GENERAL FEATURES

- A substantial garden flat
- Covers 2006.5 square feet, including abundant storage
- Part of a classical B-listed Victorian townhouse (1874)
- Prominent address in the New Town conservation area
- Home Report value - £650,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- Central hall with very generous storage
- Expansive living/dining room with bay window
- Well-appointed kitchen with large windows
- Three large double bedrooms
- Spacious box room for creative use
- Bathroom with a three-piece suite
- Gas central heating and traditional sash windows

## EXTERNAL FEATURES

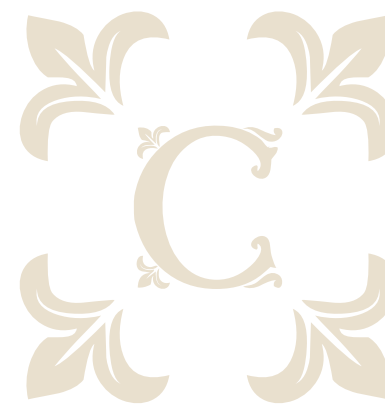
- Private cellar and store to the front
- Mature walled garden to the rear
- Controlled permit parking (Zone N3)
- Private garage for secure parking





# IMPRESSIVE SCALE

*evident from the outset*



A

short flight of steps leads down to the private front door, opening into a long, central hallway that immediately conveys the property's scale. This corridor provides ample room for furnishings and features excellent practicality with two built-in cupboards and a generous walk-in store.



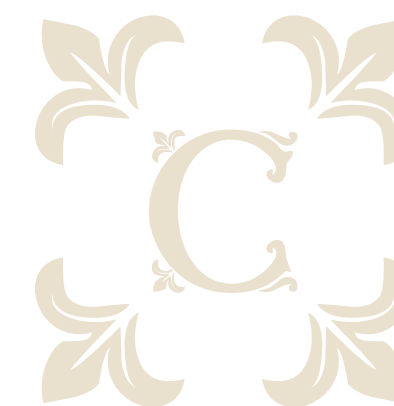
# THE HEART OF THE HOME

*Expansive living/  
dining room with  
bay window*

The expansive heart of the home, the living/dining room covers over 464 square feet, offering a remarkable footprint for a wide array of furniture.







A bay window draws in natural light enhancing the sense of volume, while a central fireplace forms a cosy focal point for arranging sofas. Two built-in cupboards provide on-hand storage, and a rear hall connects the room directly to the garden – perfect for families and for enjoying the outdoors with ease.



# WELL-APPOINTED



*with a bright,  
uplifting atmosphere*

Adjacent to the living area, the kitchen is well-appointed with wooden-toned base and wall cabinets paired with granite-style worktops. Large windows ensure a bright and uplifting atmosphere, and the space comes equipped with an electric range cooker, a two-year old fridge/freezer, a washing machine, and a tumble dryer. While perfectly functional, it offers excellent potential for upgrading to make a contemporary statement as well.



# LARGE BEDROOMS



*with versatility to meet your needs*

**T**he property's three double bedrooms are thoughtfully positioned throughout the home, each benefiting from generous dimensions. The principal bedroom is particularly impressive, extending to over 302 square feet and featuring its own bay window, a traditional press cupboard, and a spacious box room, which is ideal as a dressing area, nursery, or private study. Bedrooms two and three provide additional versatility to meet your needs, with the former also including a hand washbasin for convenience.



*"Bedrooms  
thoughtfully  
positioned  
throughout  
the home..."*







# THE BATHROOM

A three-piece bathroom completes the accommodation. The property has gas central heating and traditional sash-and-case windows that bathe the home in lots of natural light.

Extras: all fitted floor and window coverings, light fittings, an electric range cooker, a fridge/freezer, a washing machine, and a tumble dryer to be included in the sale.





# AMATEUR WALLED GARDEN

*for summer enjoyment*





## *Gardens, garage and parking*

Externally, there is a private cellar and store to the front, offering valuable storage for bikes, prams, tools, and other such belongings. To the rear, a mature walled garden provides a secure space for enjoying the summer months. It features a patio for outdoor dining

and a good-size lawn bordered by established planting. The property further benefits from a private garage, along with access to controlled permit parking (Zone N3).



# In the heart of Edinburgh

Forming a large part of the city centre on the fringes of Edinburgh's prestigious New Town, the West End is an area of outstanding architectural beauty and one of the most desirable addresses in the capital. Along its streets and crescents, the West End promises that coveted combination of peace and tranquillity, with all the amenities and attractions of city living. The area is home to a wealth of independent shops, including the hidden gem of West End Village, and top high-street stores, along with some of the capital's finest

pubs, bars, and restaurants. Meanwhile, residents are only a few minutes' walk from Princes Street and Dean Village, which leads to cosmopolitan Stockbridge along the idyllic Water of Leith Walkway. While the West End houses the city's financial district, it is also a centre for arts and culture, boasting such notable venues as the Usher Hall, Traverse Theatre, and Royal Lyceum. The Scottish National Gallery of Modern Art (Modern 1 & 2) is also accessible on foot. The West End falls within the catchment area for sought-after schooling at primary and secondary levels, with numerous independent schools nearby, including Fettes College, ESMS Schools, and St George's School for Girls. Whilst ideal for walking or pedalling across the city, the West End is also served by 24-hour bus services, airport tram links, and national rail travel from Haymarket station.



# WEST END

## SCHOOLS

State Schools: St Mary's RC and Flora Stevenson Primary Schools, St Thomas of Aquin's RC and Broughton High Schools

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, Murrayfield Stadium

## SHOPPING

Local independent shops in Stockbridge and West End Village, high-street stores on Princes Street, and luxury outlets on George Street

# #1

AREA OF OUTSTANDING  
ARCHITECTURAL BEAUTY AT  
THE HEART OF EDINBURGH

## LOCATION



New Town  
Conservation Area

## TRANSPORT



Bus – 3, 31, 33, 4, 25,  
N25, 26, N26, 44, N44,  
N107, N113, X7

Tram Stop – West End  
(0.7 miles)

Train Station –  
Haymarket (1 miles)

Airport – Edinburgh  
International (7.2 miles)



## SPORTS

24-hour PureGym,  
Drumsheugh Baths  
Club, Ravelston Golf  
Club, Murrayfield  
Ice Rink

## FOOD & DRINK

A diverse range of  
cafés, wine bars,  
coffee houses,  
traditional pubs,  
eateries, and fine  
dining

## PARKS

The Water of  
Leith Walkway,  
Princes Street  
Gardens,  
Inverleith Park



— *Where truly bespoke service is the cornerstone of our ethos*

# WELCOME TO CULLERTON'S

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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

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