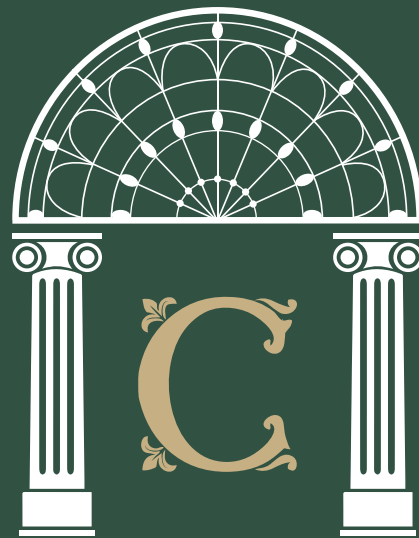


# 32 DANUBE STREET

STOCKBRIDGE, EDINBURGH, EH4 1NT





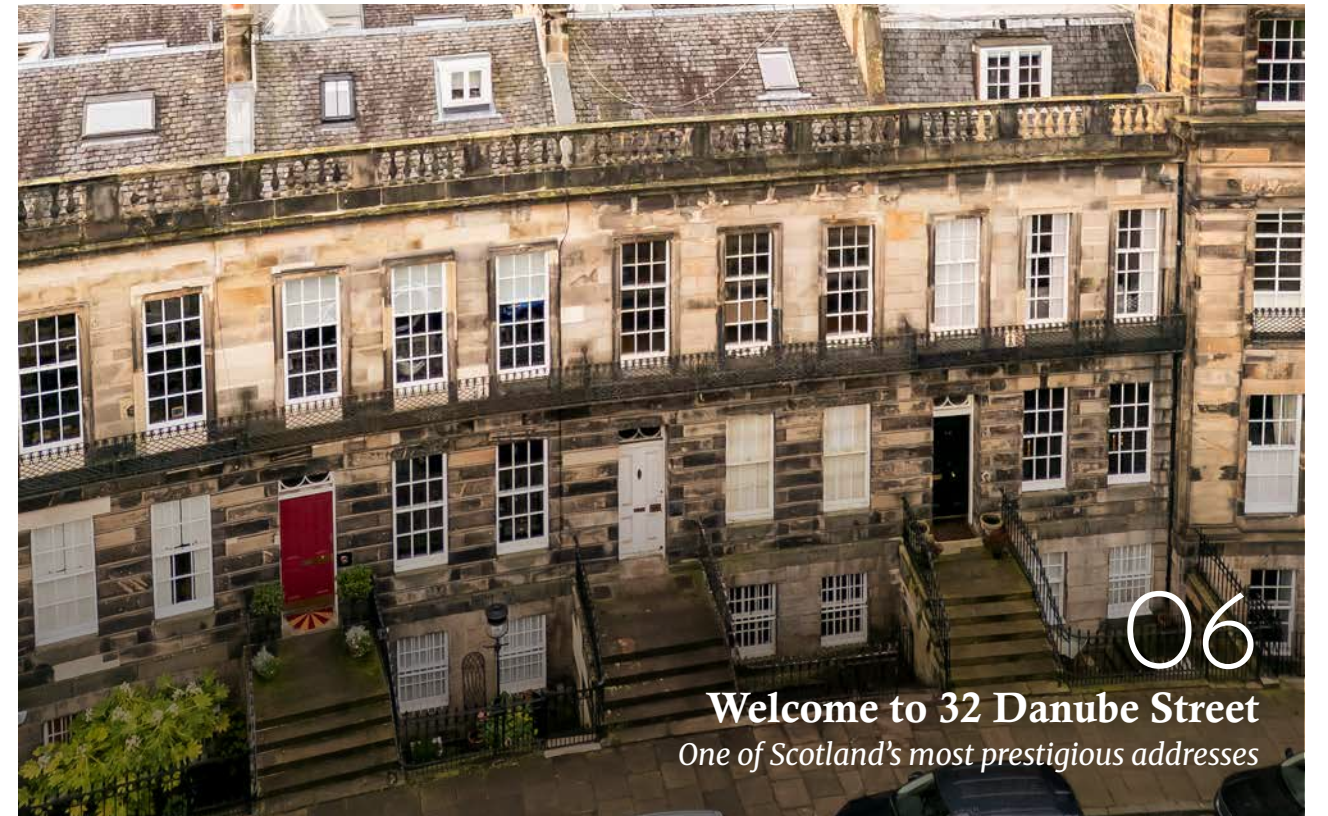


— The property expert behind the personalised service  
MARK CULLERTON

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

32 Danube Street

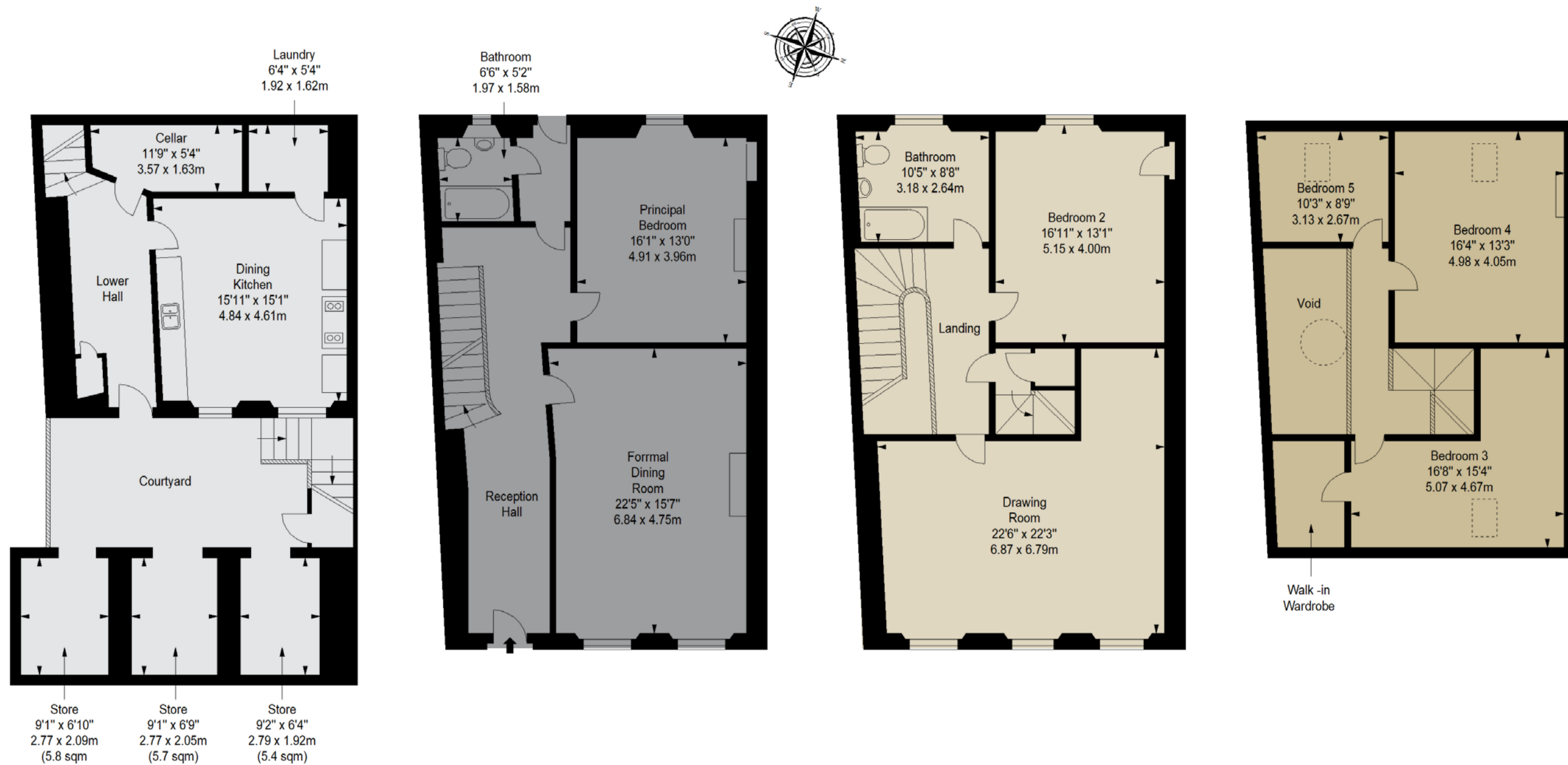
## Location

Stockbridge, EH4 1NT

## Approximate total area:

288.1 sq. metres (3101.2 sq. feet)

■ - Lower Ground Floor   ■ - Ground Floor   ■ - First Floor   ■ - Second Floor







## GENERAL FEATURES

Prime central address within the New Town Conservation Area and UNESCO World Heritage Site  
One of Scotland's most prestigious addresses, offering easy access to all the capital has to offer  
Within the catchment area for outstanding schools  
Moments from the tranquil Water of Leith and Stockbridge's village-style centre  
Magnificent Georgian A-Listed townhouse designed by James Milne  
Four storeys of beautifully preserved heritage interiors  
Impressive proportions and tall windows for excellent natural light  
Opportunities for modern additions and improvements  
Home Report value - £1,300,000.00  
EPC Rating - E

## ACCOMMODATION FEATURES

Statement reception hall with central staircase and garden access  
Stunning first-floor drawing room with an open fire (gas supply present; requires sweeping)  
Opulent formal dining room with an open fire (requires sweeping)  
Charming traditional-style kitchen with central dining area, range cooker, freestanding and integrated appliances, and adjoining laundry  
Generous garden-facing principal bedroom with an Edinburgh press  
Four further spacious bedrooms arranged over two levels (one with a walk-in wardrobe, one ideal as a quiet study)  
Two light and airy bathrooms across the ground and first floors  
Lower ground floor hall with a large cellar and front courtyard access  
Gas range cooker providing an oven and heating; a second boiler is housed on the upper floor. Both require servicing  
Double-glazed roof lights on the second floor

## EXTERNAL FEATURES

Front courtyard with three external stores and steps to the street  
Generous west-facing enclosed rear garden with excellent landscaping potential, unusually large and level for this location  
Optional resident access to the substantial riverside Dean Gardens, for a modest annual fee  
Conveniently controlled permit parking on the street (Zone 5)

A Georgian (A-Listed) residence in ever-desirable Stockbridge, this magnificent five-bedroom townhouse offers the epitome of grand New Town living. Set over four storeys with two bathrooms and a sequence of beautifully proportioned reception spaces, including a drawing room, formal dining room, and eat-in kitchen, the home is defined by impressive scale, elegant ceiling heights throughout, and finely preserved heritage detailing, all complemented by a front courtyard with external storage, a large secure rear garden, and controlled on-street parking reserved for residents. For a small annual fee, Danube Street residents can gain access to the adjacent Dean Gardens, one of Edinburgh's most treasured private green spaces, on the banks of the Water of Leith.



# Georgian listed townhouse in Edinburgh's historic New Town



32 Danube  
Street



Danube Street is regarded as one of Scotland's most prestigious addresses, forming part of Edinburgh's New Town Conservation Area and UNESCO World Heritage Site. Designed in the 19th century by prominent architect James Milne, the street is a fine example of classical urban planning, characterised by its elegant curve, setted carriageway, and residents' gardens. The property lies just moments from Stockbridge's vibrant shopping parade, while frequent bus services provide convenient connections across the city, with Waverley train station and airport tram stops also within easy reach.

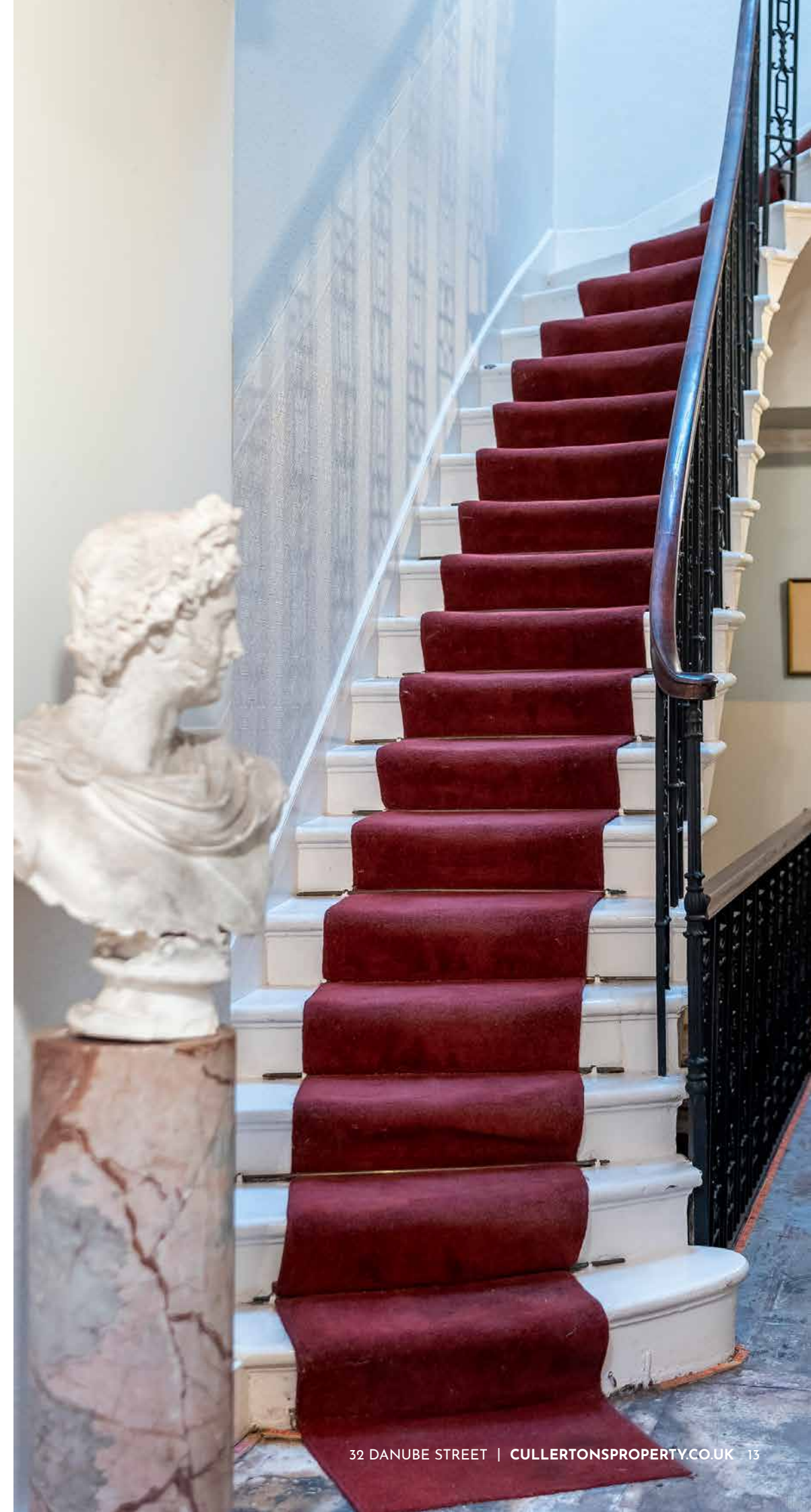
On approach, No. 32 hints at the architectural quality within, with its sandstone façade featuring a balustraded parapet, tall multi-pane sash windows, cast-iron railings and balconies, and a wide stepped entrance. Internally, ornate plasterwork, marble fireplaces, original timber flooring, and working window shutters are complemented by sympathetic classical décor, along with opportunities for modern upgrades.





# Reception hall

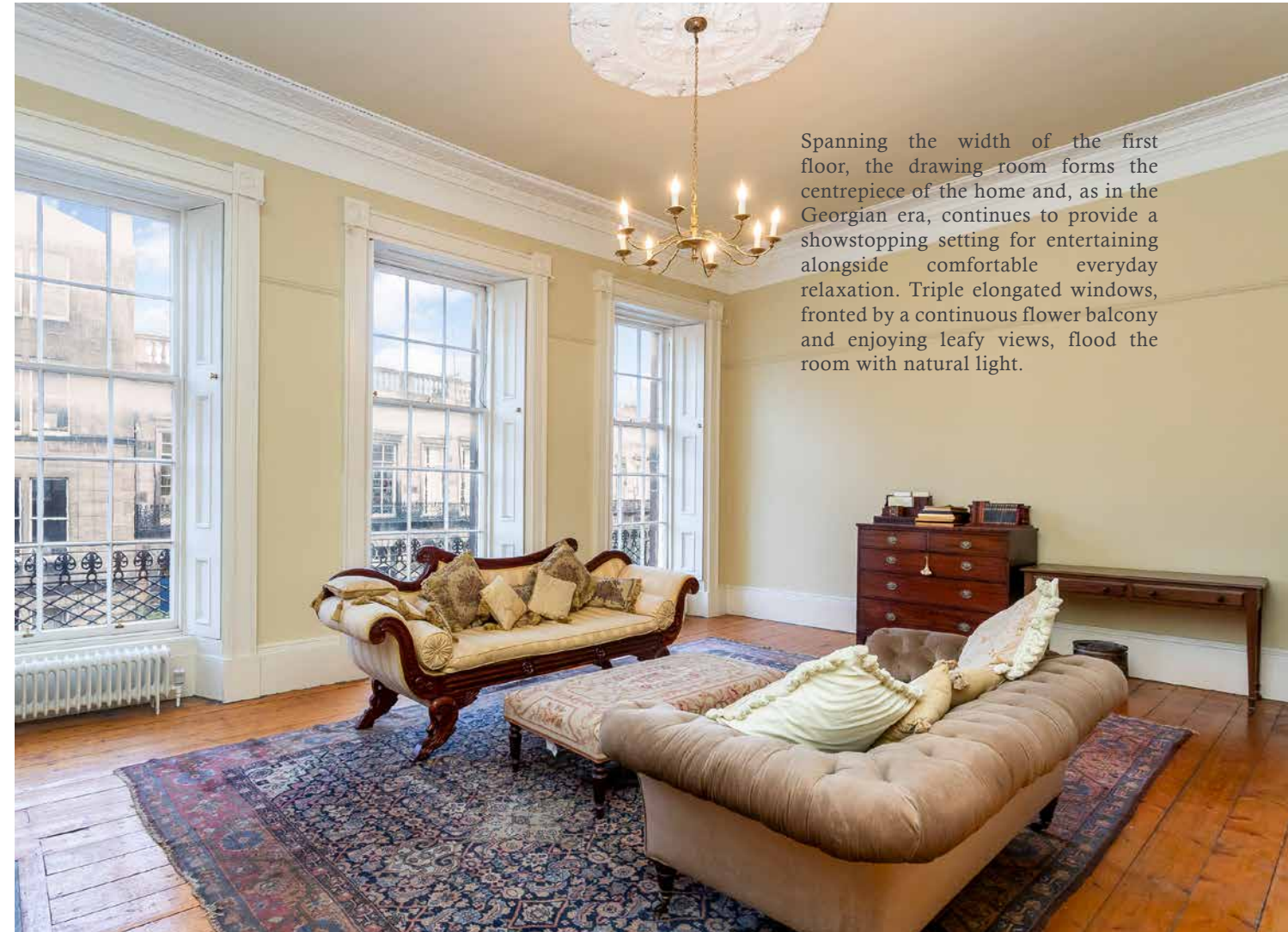
The reception hall sets an immediate tone of refinement and scale. Retaining strong period character, it features decorative panelling, an elegant ceiling rose, and a sweeping staircase that rises through the heart of the house, crowned by a glazed cupola that draws natural light into the interior. The hall also provides direct access to the rear garden.





# Elegant

*drawing room with an open fire*



Spanning the width of the first floor, the drawing room forms the centrepiece of the home and, as in the Georgian era, continues to provide a showstopping setting for entertaining alongside comfortable everyday relaxation. Triple elongated windows, fronted by a continuous flower balcony and enjoying leafy views, flood the room with natural light.











*"...Triple elongated windows enjoying leafy views and period features include fine cornicing and a central ceiling rose..."*





# Formal

*dining room*





# Opulent

*space for hosting*

The formal dining room is an equally impressive space for hosting. Set on the ground floor and illuminated by twin windows, it mirrors the detailing of the drawing room above, including an open fireplace, while richer décor lends a sense of intimacy suited to formal entertaining.





The lower ground floor is occupied by the dining kitchen, reached via a hall featuring a natural stone feature wall and an entrance to the front courtyard, where steps connect to the street. This level also incorporates a cellar and a separate laundry for practicality and storage.



# Lower ground floor hall



# The dining kitchen

*A charming traditional-style kitchen with central dining area, range cooker, freestanding and integrated appliances, and adjoining laundry.*





The kitchen exudes warm, rustic charm, with natural wood finishes, exposed beams, and terracotta flooring that flows throughout this level. A gas range cooker forms the heart of the room beside a seated dining area, creating a welcoming setting for relaxed meals, naturally lit by twin windows. Pine-fronted cabinetry and generous solid wood worktops are accompanied by an integrated microwave, oven, and fridge freezer, alongside a freestanding dishwasher, washing machine, and (in the laundry) a tumble dryer.







*With an  
Edinburgh press*

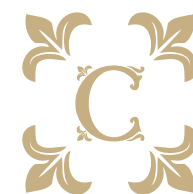
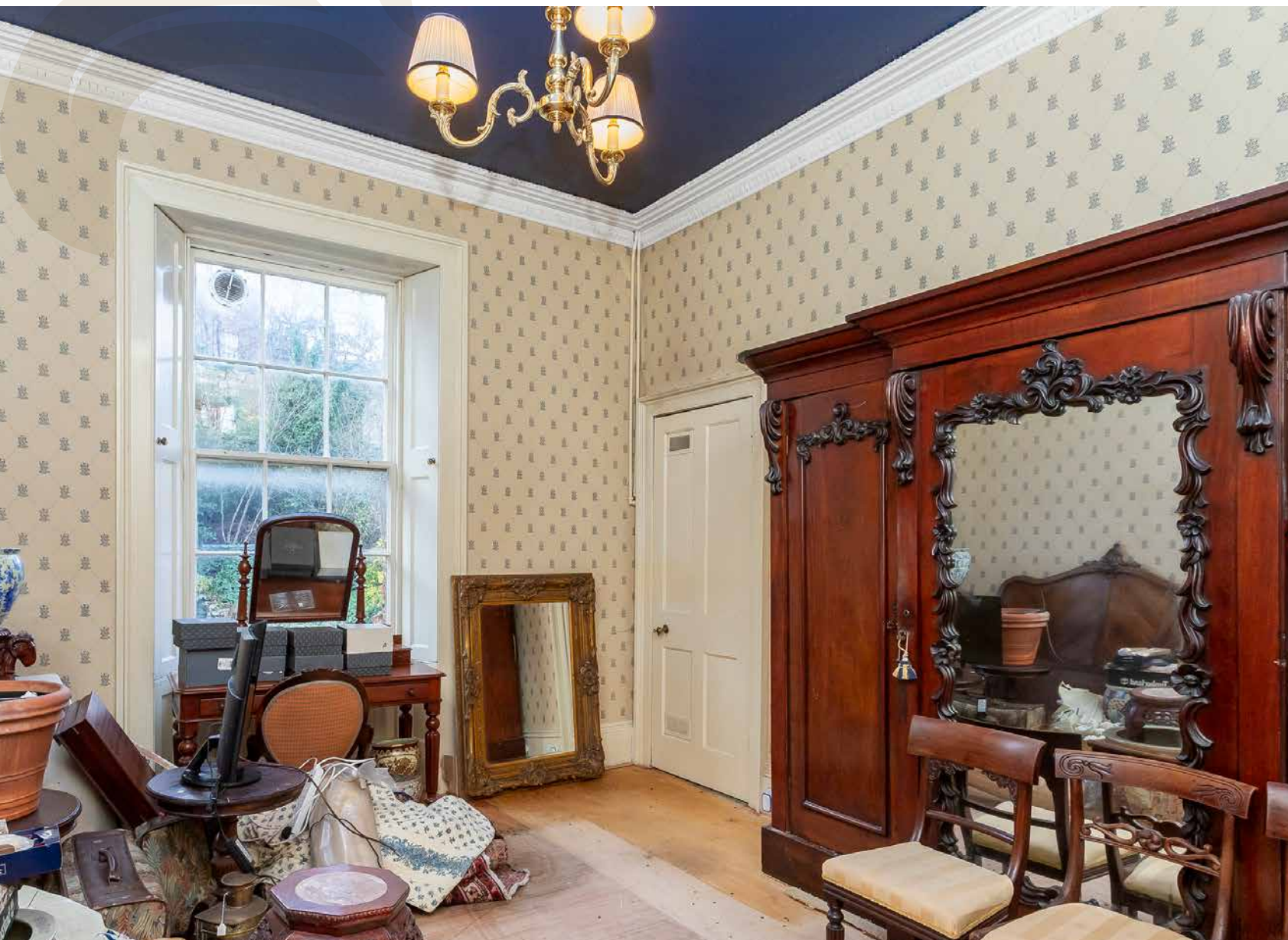
The principal bedroom enjoys privacy to the rear of the ground floor, overlooking the garden. Soft heritage pink décor creates a calming backdrop, offset by crisp white cornice work and natural timber flooring. An elegant decorative fireplace and a shelved Edinburgh press enhance the character and practicality of this generously proportioned main bedroom.

# Generous garden-facing principal





# Four further spacious bedrooms



A second remarkably spacious and characterful double bedroom (with storage) is located to the rear of the first floor, while the remaining three bedrooms are arranged on the second floor, nestled beneath the eaves, yet all of a good size and illuminated by roof windows. They are neutrally decorated and comprise two doubles — one with a walk-in wardrobe and another with an ornamental cast-iron fireplace — and a single bedroom ideal for home working.



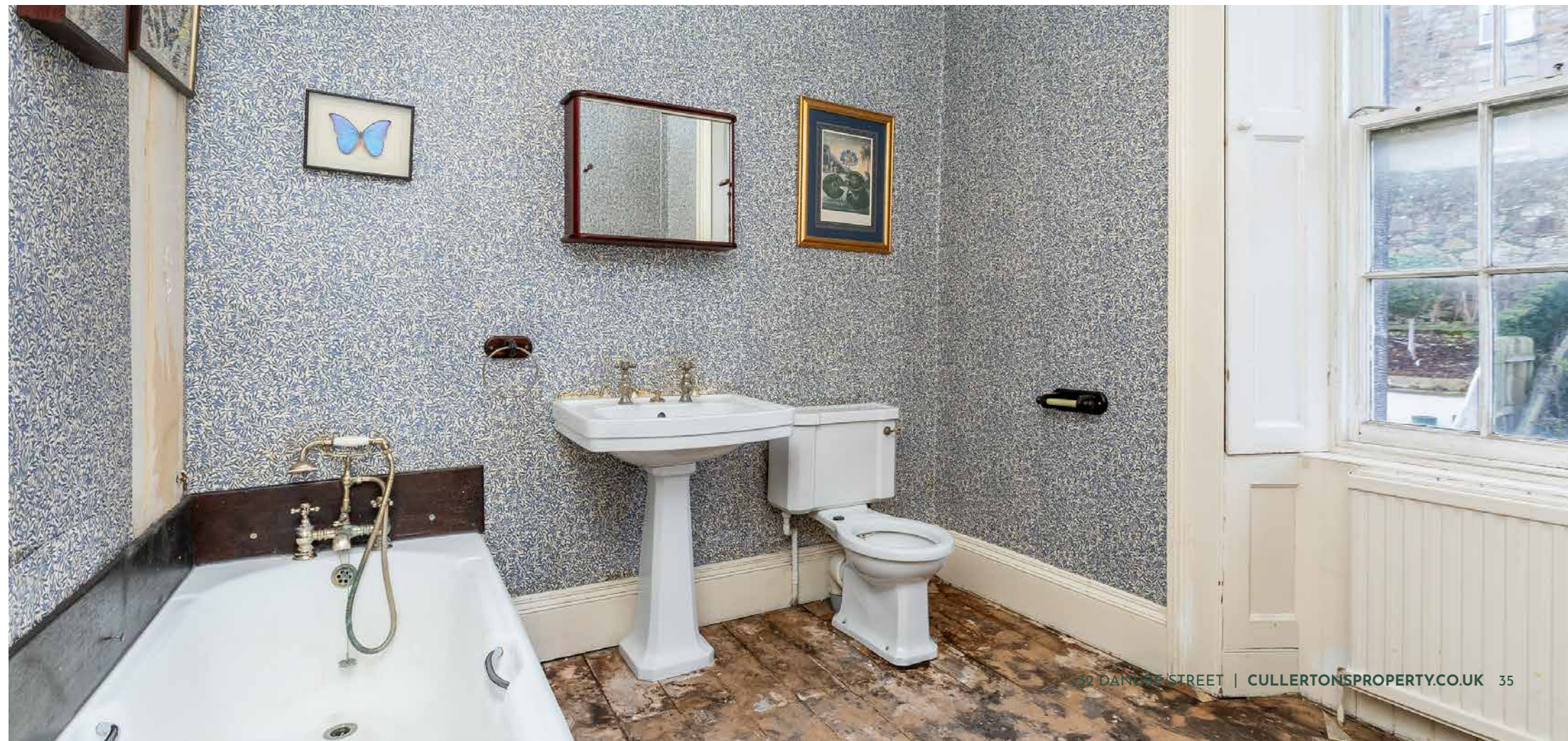
*Spacious bedrooms arranged  
over two levels*



# Bathrooms

*Two light and airy bathrooms across the ground and first floors*

Bathrooms are provided on both the ground and first floors, each enjoying a secluded rear aspect. Both are traditionally appointed and offer opportunities for modernisation. The ground-floor bathroom features a bath with an overhead rainfall shower, a high-cistern WC, and a pedestal basin framed by frieze-detailed gloss-green tiling. The first-floor bathroom includes a WC, a pedestal basin, and a bath with a shower attachment.





# Gardens







*A rear garden  
that is unusually  
large and level  
for this location*

**I**n addition to convenient street access, the front courtyard incorporates multiple stores, providing useful external storage. To the rear, the enclosed garden slopes gently upwards towards a boundary wall and mature trees, forming a generous west-facing outdoor space with exciting scope for landscaping into a beautiful alfresco area for relaxation and entertaining.





# A private riverside green space

Residents may also enjoy optional access to the historic Dean Gardens, a private riverside green space extending to over seven acres at the foot of Danube Street.



# Conveniently controlled permit parking

Parking along the street is controlled under Zone 5, ensuring ease of access and priority for resident permit holders.





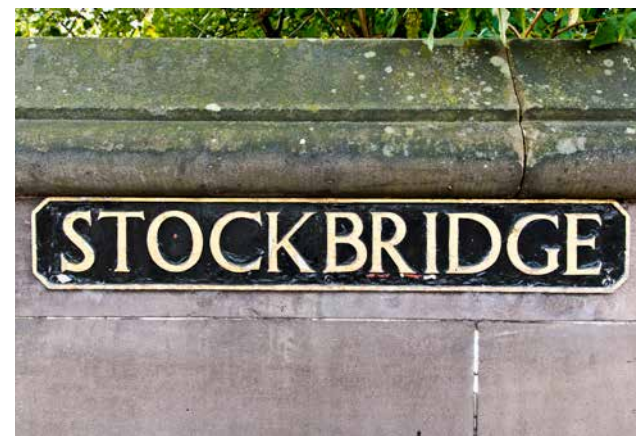
# Stockbridge





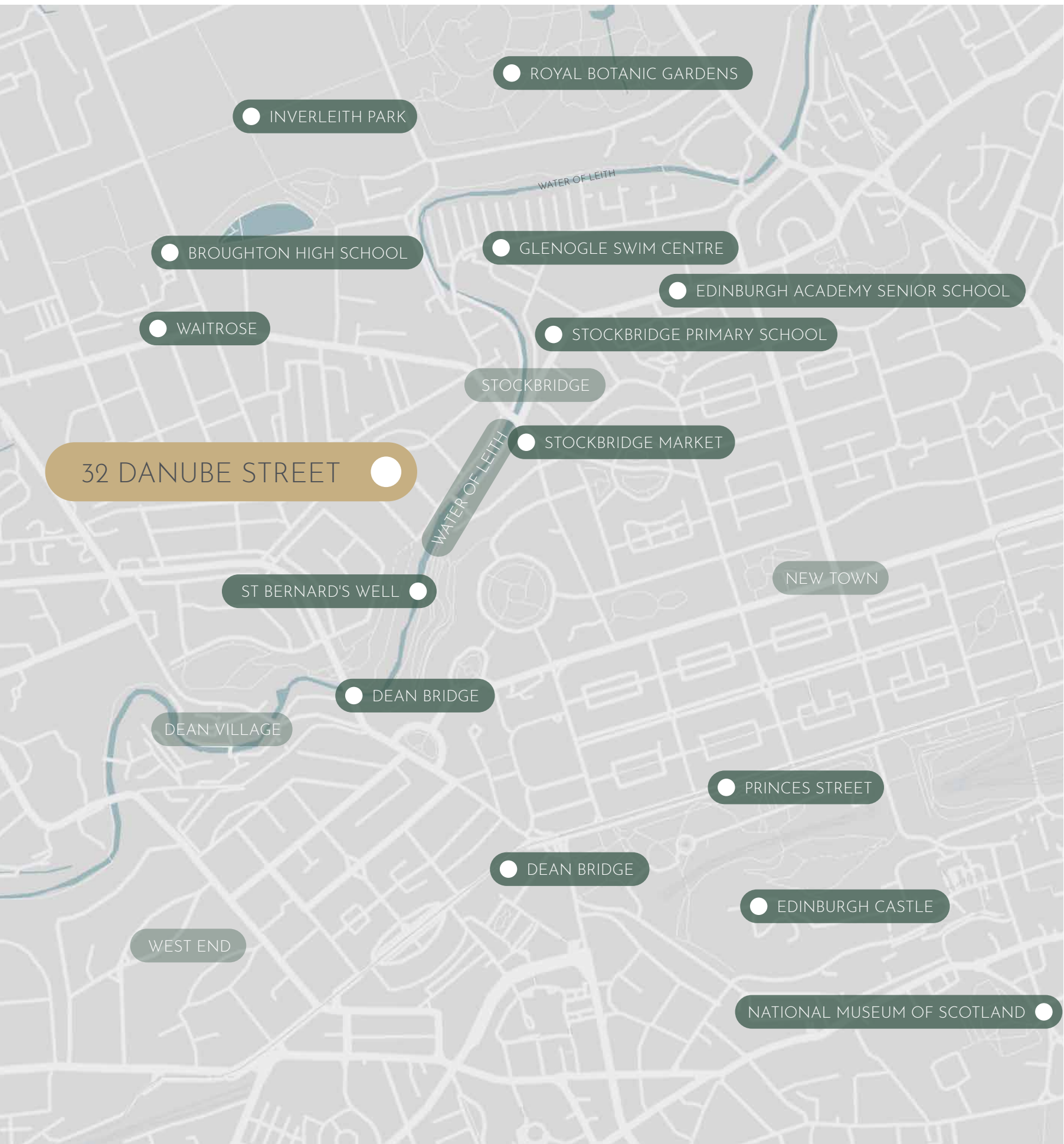


*Known for its lively social scene, the area caters for every occasion*



Set within the prestigious New Town, a short bus ride or brisk walk from the city centre, the property forms part of cosmopolitan Stockbridge, promising a village atmosphere at the heart of the capital. Its bustling main street, just minutes from this address, offers a vibrant blend of exclusive boutiques and independent retailers, supplemented by a Waitrose supermarket (13 minutes' walk), an M&S food hall (6 minutes' walk), and the weekly Stockbridge Farmers' Market (5 minutes' walk, Sundays).





# Amenities

## *On your doorstep*

Known for its lively social scene, the area caters for every occasion, from award-winning restaurants and stylish bars to traditional pubs and coffee shops. Outdoor enthusiasts are well served by nearby green spaces, including Inverleith Park, the Royal Botanic Garden Edinburgh, and the Water of Leith walkway and cycle path at the foot of Danube Street. Excellent leisure facilities include The Grange Club and Glenogle Swim Centre, while highly regarded schooling is provided locally at Stockbridge Primary School and Broughton High School, with a choice of independent schools also close by. Stockbridge benefits from extensive bus and cycle routes, and the property lies approximately one mile from Princes Street tram stop and Edinburgh 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.*

07931 378008  
[mark@cullertonsproperty.co.uk](mailto:mark@cullertonsproperty.co.uk)

## — *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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