

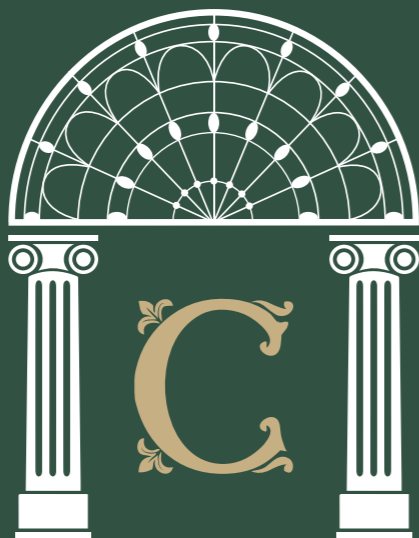
51 Great King Street

New Town, Edinburgh, EH3 6RP

Prestigious
city centre setting



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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



Welcome to 51 Great King Street
Magnificent A-listed Georgian townhouse in Edinburgh's New Town

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Property Name

51 Great King Street

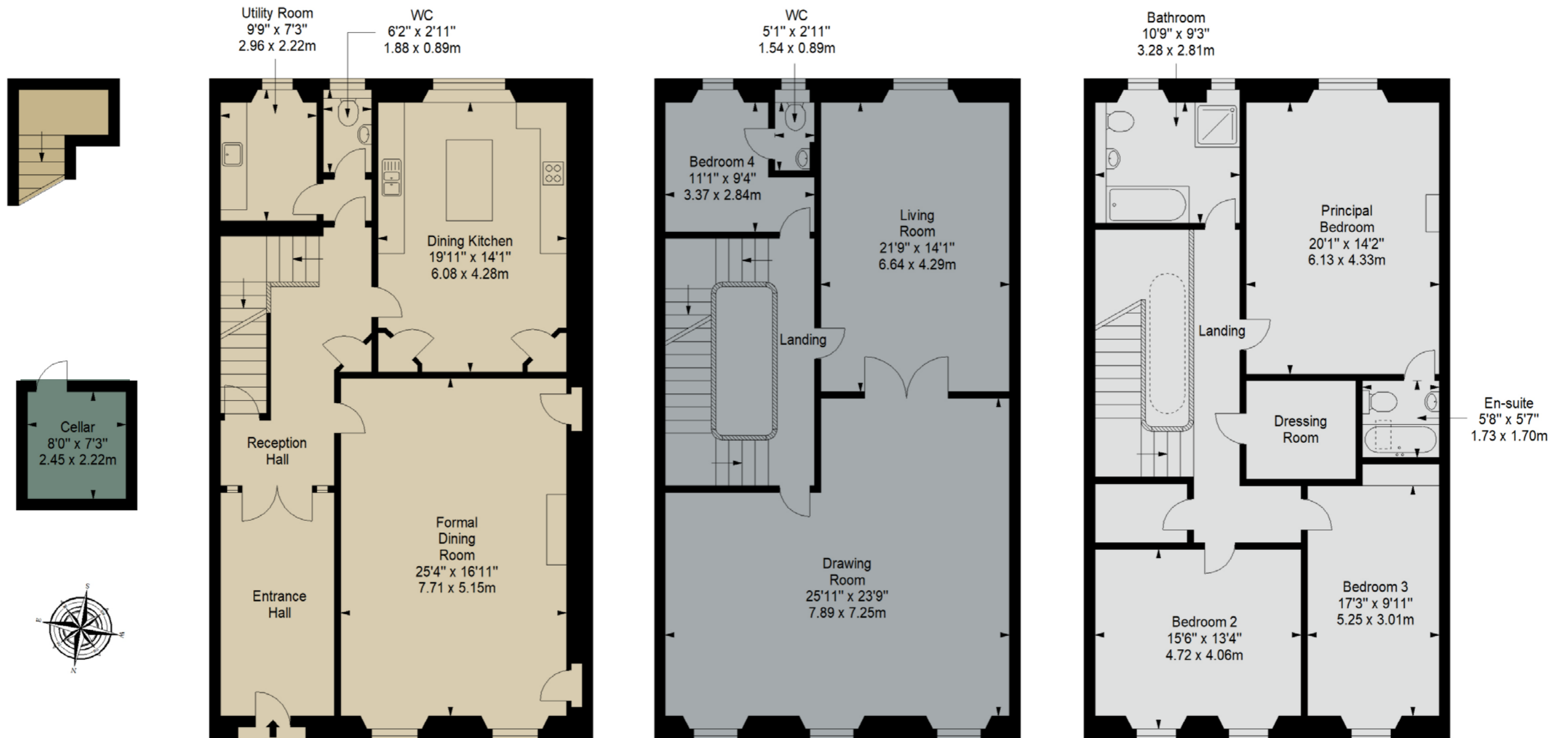
Location

New Town, Edinburgh, EH3 6RP

Approximate total area:

352.6 sq. metres (3795.5 sq. feet)

 - Lower Ground Floor  - Ground Floor  - First Floor  - Second Floor  - Cellar





Situated within the New Town Conservation Area, part of Edinburgh's UNESCO World Heritage Site, Great King Street is an elegant setted parade of listed sandstone townhouses, representing one of the finest examples of Georgian urban planning in the world. No. 51 beautifully preserves its 19th-century origins, retaining exquisite period details including tall shuttered sash-and-case windows, intricate cornicework, imposing fireplaces, original wood flooring, and grand ceiling heights. This prestigious city-centre setting falls within the catchment area for highly regarded schools and offers unrivalled access to all the capital has to offer, with rail connections, airport tram links, fashionable restaurants, boutique shopping, and cultural attractions all within easy walking distance.

GENERAL FEATURES

- Prestigious city centre setting in the New Town Conservation Area
- Magnificent Category A-Listed Georgian townhouse
- Exceptional period character combined with modern practicality
- Unrivalled access to city centre attractions, amenities, and renowned schools
- Home Report value - £2,000,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Impressive entrance and reception hall with mosaic flooring
- Elegant first-floor drawing room with triple windows and beautiful period details
- Adjoining south-facing living room with a marble fireplace
- Formal dining room rich in period character with excellent storage
- South-facing dining kitchen with a central island and ample storage
- Premium integrated appliances by Miele, Siemens, and Bosch
- Dedicated utility room with freestanding Miele appliances, a Belfast sink, pulley, and fitted storage
- Rear-facing second-floor principal suite with a bathroom and adjacent dressing room
- Three further bedrooms arranged over the upper floors – two doubles (one with storage) and a rear-facing single/ideal study
- Family bathroom with a six-foot bath and separate walk-in shower
- Ground-floor WC cloakroom and additional en-suite WC in the single bedroom
- Spacious second-floor landing with linen storage and Ramsay ladder access to a large attic
- Gas central heating
- Original shuttered sash-and-case windows throughout (brushed ground and first-floor front windows)

EXTERNAL FEATURES

- Large powered dry-lined cellar (stair access from the street)
- Optional access to the nearby residents' garden (Central Queen Street Garden)
- Regulated street parking under CPZ 5A



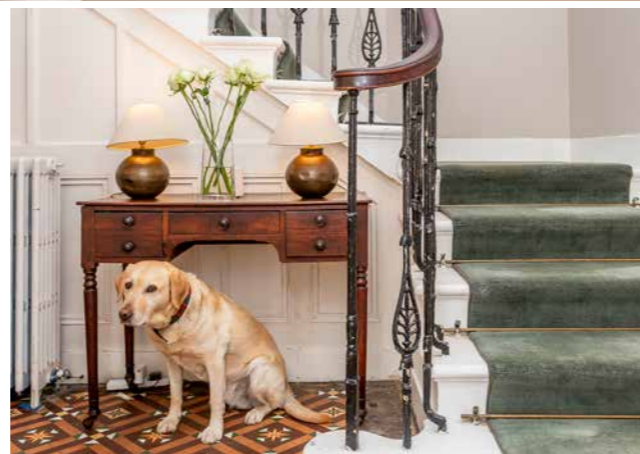
51 Great King Street

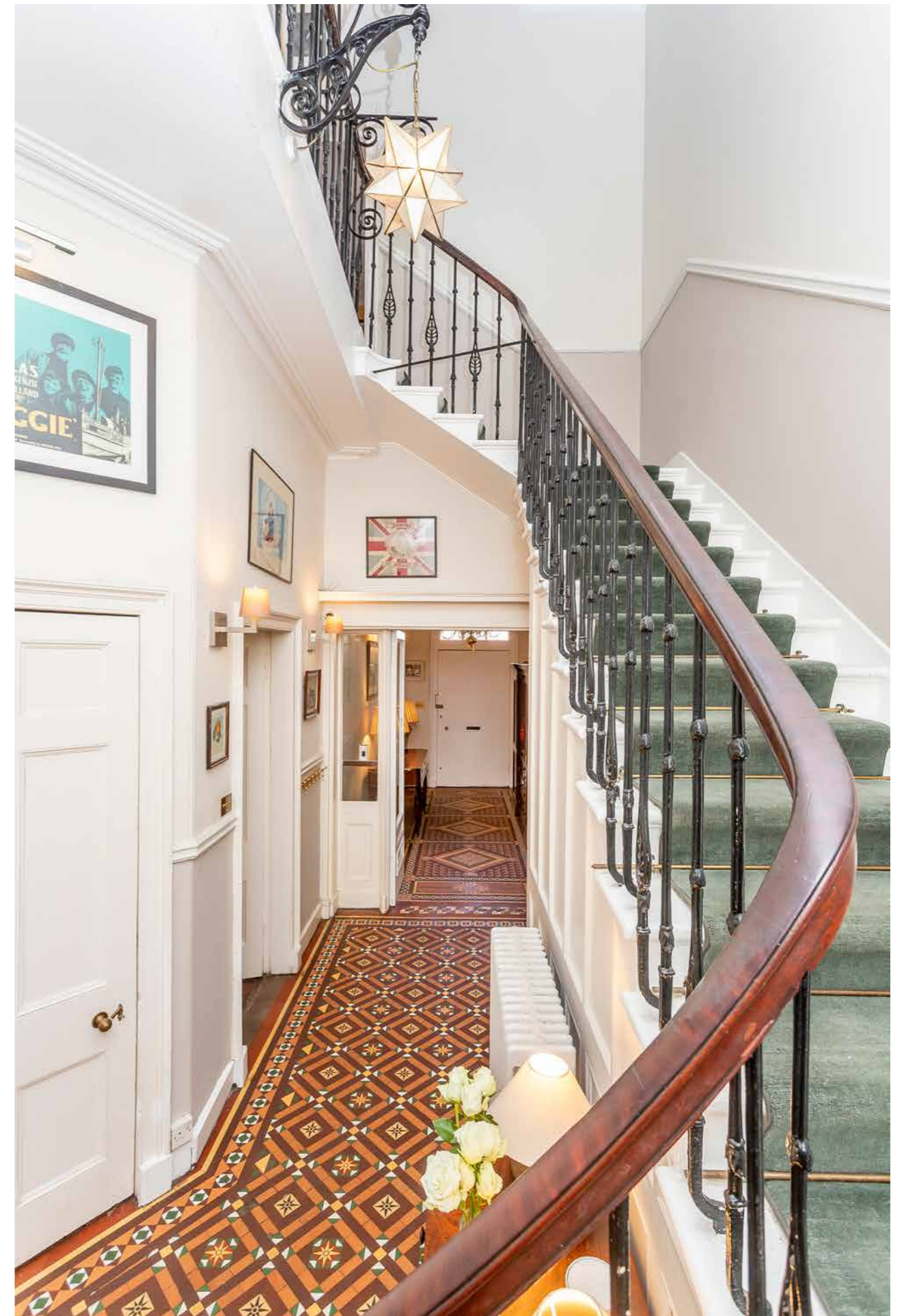


*Exceptional
period
character..*



*...combined with
modern practicality*





Impressive entrance

Behind the brass-detailed front door lies a generous entrance and reception hall, connected by original storm doors and enhanced by colourful mosaic flooring that immediately sets the tone for the house's enduring character. A carpeted staircase rises through the centre of the property, illuminated from above by an elegant oval cupola skylight.

An *elegant* drawing room



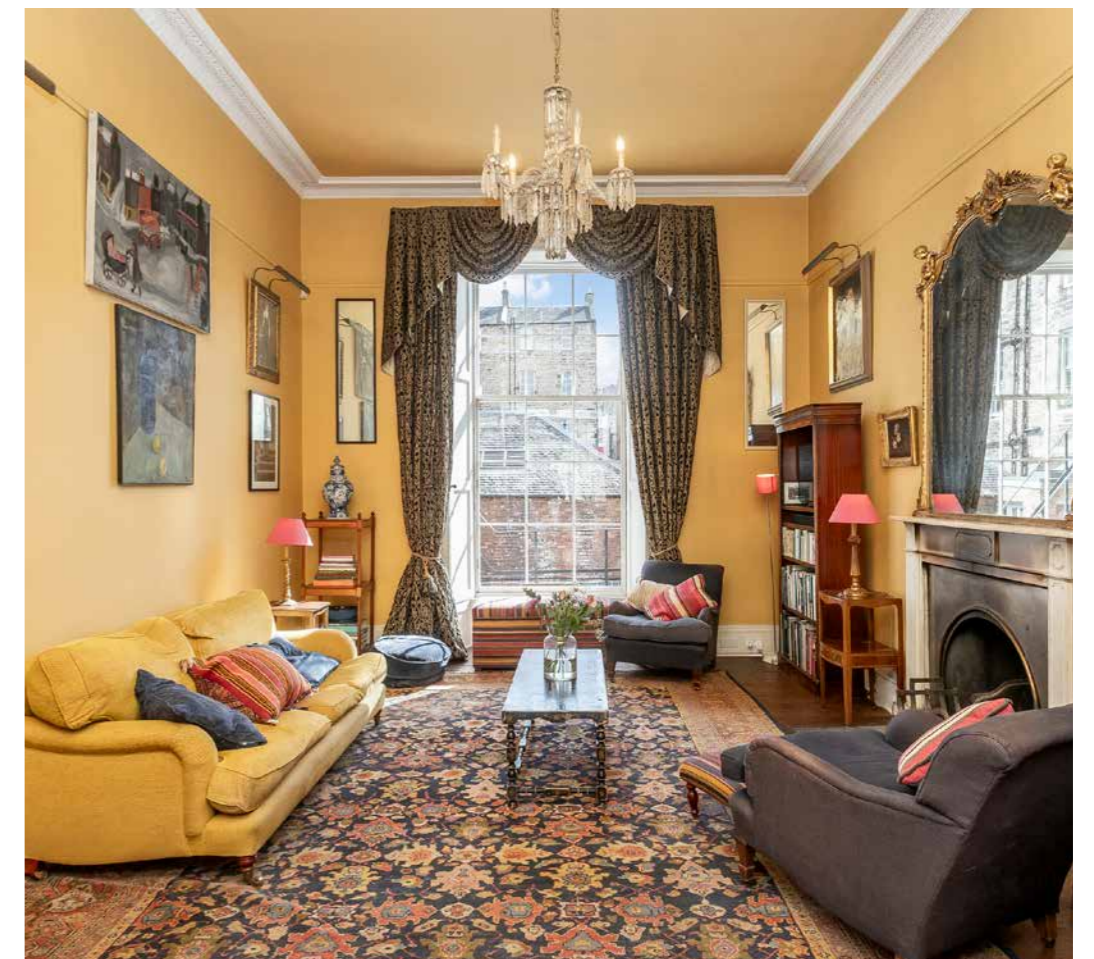
On the first floor, a generous L-shaped drawing room showcases Georgian symmetry and grandeur at its finest. Triple windows flood the room with natural light, illuminating intricate cornicing, a decorative ceiling rose, original wood flooring, and a striking black fireplace, all framed by warm period-inspired décor. The statement chandelier and the large looking-glass over the chimney piece are available by separate negotiation.





Adjoining living room

Double doors set within an ornate pedimented surround create an optional open flow into an adjoining living room, which continues with the drawing room's classical styling and extends the living space to the full length of the property. Also ideal as an additional bedroom if required, this versatile room enjoys a peaceful south-facing position to the rear, centred around a white marble fireplace with an arched cast-iron insert.



Refined formal entertaining



On the ground floor, conveniently adjacent to the kitchen, a formal dining room provides a truly showstopping setting for entertaining. Echoing the elegance of the drawing room above, it is a space rich in period character, with ornate detailing, original wood flooring, deep skirtings, a statement fireplace, and sophisticated ochre décor creating an atmosphere perfectly suited to both intimate dinners and larger-scale occasions. Fitted display shelves and two concealed Edinburgh Presses provide excellent storage.



A sunlit dining kitchen

The kitchen forms a relaxed social hub for daily family life, incorporating a seated dining area and enjoying a sunny rear position on the ground floor, where a large window with charming built-in seating draws in all-day sunlight. Sympathetically designed in keeping with the home's heritage, it features cream wood cabinetry, timber and black granite worktops, and a central island unit, all complemented by soft sky-blue décor.



Integrated appliances from leading brands, Miele, Siemens, and Bosch, provide excellent modern functionality, including a recently installed triple wall oven, an electric hob with a chimney-style hood, a dishwasher, a freezer, and a tall semi-integrated fridge. Two walk-in presses and a fitted dresser provide excellent ancillary storage, whilst a neighbouring utility room discreetly houses a freestanding Miele washing machine and tumble dryer. Naturally lit and highly practical, the utility room also incorporates fitted storage, open shelving, a deep Belfast sink, and a traditional ceiling-mounted clothes pulley.



luxurious
sleeping
quarters



Private principal suite



Located on the second floor to the peaceful south-facing rear, the principal bedroom enjoys excellent privacy and seclusion. The generous wood-floored room is framed by a classic cornice and pale sage-green décor, with a central decorative fireplace, creating a calm and elegant retreat. It forms a luxurious suite with an adjoining

skylit bathroom featuring a WC, a marble-topped vanity unit, a towel radiator, and a bath with an overhead rainfall shower. An adjacent fitted dressing room provides excellent concealed storage or a quiet study space.



Flexible additional bedrooms



Spread across the upper floors are three further bedrooms, offering ample space for family life, guests, and home working, if required. These include a sunny, rear-facing single bedroom on the first floor and two spacious doubles on the second floor, one with walk-in storage and another featuring double windows and an ornamental cast-iron fireplace. All three bedrooms are carpeted for comfort.



The home caters perfectly to busy family schedules and visiting guests. In addition to the principal bathroom, there is a wonderfully bright and well-appointed family bathroom on the second floor. Finished with pale-blue tongue-and-groove panelling and classic metro tiling, it features a traditional suite including a six-foot bath, a walk-in shower, and a heated towel rail.

Further practicalities include a ground-floor WC cloakroom and an en-suite WC accompanying the first-floor single bedroom.

The second-floor landing features a linen cupboard and Ramsay ladder access to a large attic, offering further useful storage. This is further enhanced by a substantial dry-lined cellar with light and power, accessed directly from the street.

Bathroom conveniences



Exclusive residents' gardens



Just moments from the front door is the Central Queen Street Garden – a tranquil green space that can be accessed for a nominal annual fee. Beautifully planted, these exclusive historic gardens provide an instant escape into nature in the very heart of the city.

Parking on Great King Street is conveniently regulated under Controlled Parking Zone 5A.

New Town

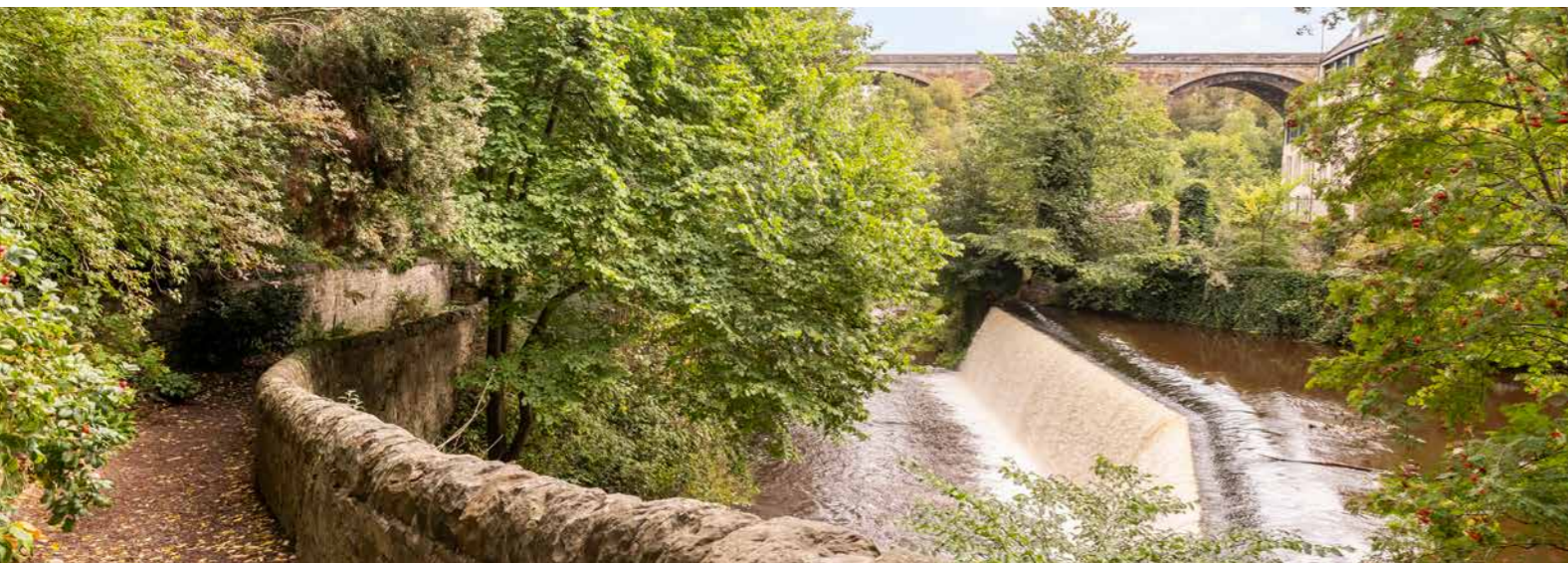


New Town

one of the most prestigious and sought-after addresses in the capital

Distinguished by its elegant Georgian architecture, tranquil cobbled streets, and beautifully maintained private gardens, Edinburgh's iconic New Town has long been one of the most prestigious and sought-after residential addresses in the capital. Great King Street is widely regarded as one of the finest streets within the New Town, admired for its handsome sandstone townhouses, broad proportions,

and impressive architectural uniformity, all whilst sitting within easy walking distance of the city centre's outstanding amenities. The New Town Conservation Area and UNESCO World Heritage Site is a centre for art, history, and culture, home to some of the country's finest collections and institutions, including the Scottish National Portrait Gallery and the Scottish National Gallery on The Mound. Residents are also perfectly placed to enjoy the capital's world-renowned festivals and events, from the Edinburgh Festival Fringe and Edinburgh International Festival to the famous Hogmanay celebrations.



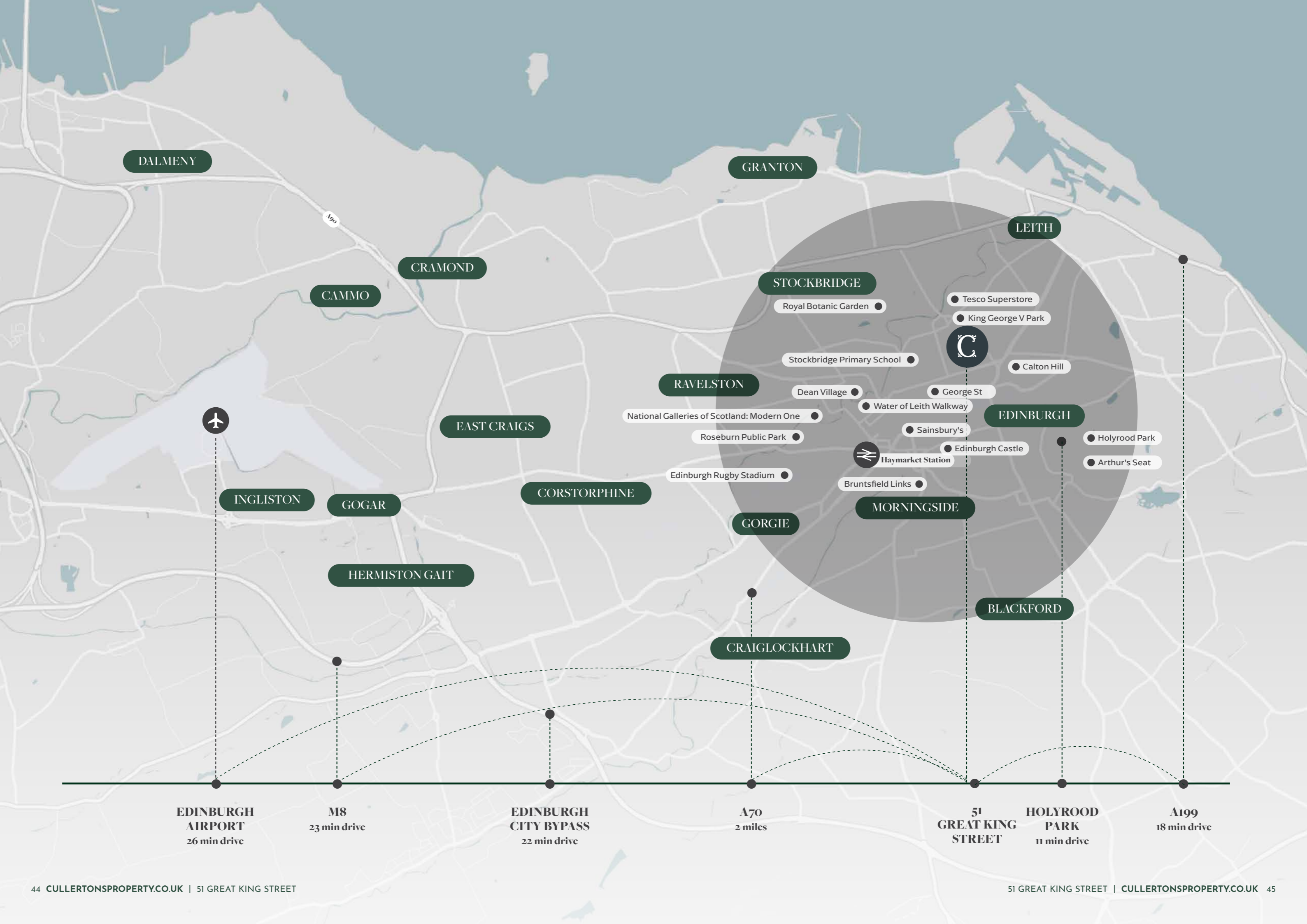
For shopping and dining, George Street, Multrees Walk, and the St James Quarter are all within easy reach, offering everything from luxury fashion houses and designer boutiques to stylish cocktail bars, independent cafés, and acclaimed restaurants. Stockbridge, with its village-like atmosphere, artisan food shops, weekly market, and popular bars and eateries, is also just a short stroll away.

The area is equally prized for its green open spaces. Residents of Great King Street can apply for access to beautiful residents' gardens, whilst the public green spaces of Inverleith Park, the Water of Leith, and the Royal Botanic Garden Edinburgh are all nearby. Princes

Street Gardens and King George V Park are also within comfortable walking distance.

The property falls within the catchment area for reputable schooling, including Stockbridge Primary School, St Mary's RC Primary School, St Thomas of Aquin's RC High School, and Broughton High School, and is also ideally placed for some of Edinburgh's leading independent schools.

Owing to its central location, the New Town is exceptionally well connected, with Waverley Station, the tram network, and an extensive bus service all within easy reach, providing swift access across the city and to Edinburgh International Airport.



DALMENY

GRANTON

LEITH

CRAMOND

STOCKBRIDGE

CAMMO

Royal Botanic Garden

Tesco Superstore

King George V Park

Stockbridge Primary School

Calton Hill

RAVELSTON

Dean Village

George St

EAST CRAIGS

National Galleries of Scotland: Modern One

Water of Leith Walkway

EDINBURGH

Roseburn Public Park

Sainsbury's

Holyrood Park

Haymarket Station

Edinburgh Castle

Arthur's Seat

Edinburgh Rugby Stadium

Bruntsfield Links

INGLISTON

GOGAR

CORSTORPHINE

MORNINGSIDE

GORGIE

HERMISTON GAIT

BLACKFORD

CRAIGLOCKHART

EDINBURGH AIRPORT
26 min drive

M8
23 min drive

EDINBURGH CITY BYPASS
22 min drive

A70
2 miles

51 GREAT KING STREET

HOLYROOD PARK
11 min drive

A199
18 min drive

— *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.

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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*

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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*

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 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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