

10/3 CHEYNE STREET

STOCKBRIDGE, EDINBURGH, EH4 1JE

Introducing a one-bedroom ground-floor flat which forms part of a B-listed Georgian building in fashionable Stockbridge, offering the charms of traditional architecture with the style and practicality of modern design.



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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 10/3 Cheyne Street
A one-bedroom ground-floor city flat with stylish interiors

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Open-plan living room



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Property Name

10/3 Cheyne Street

Location

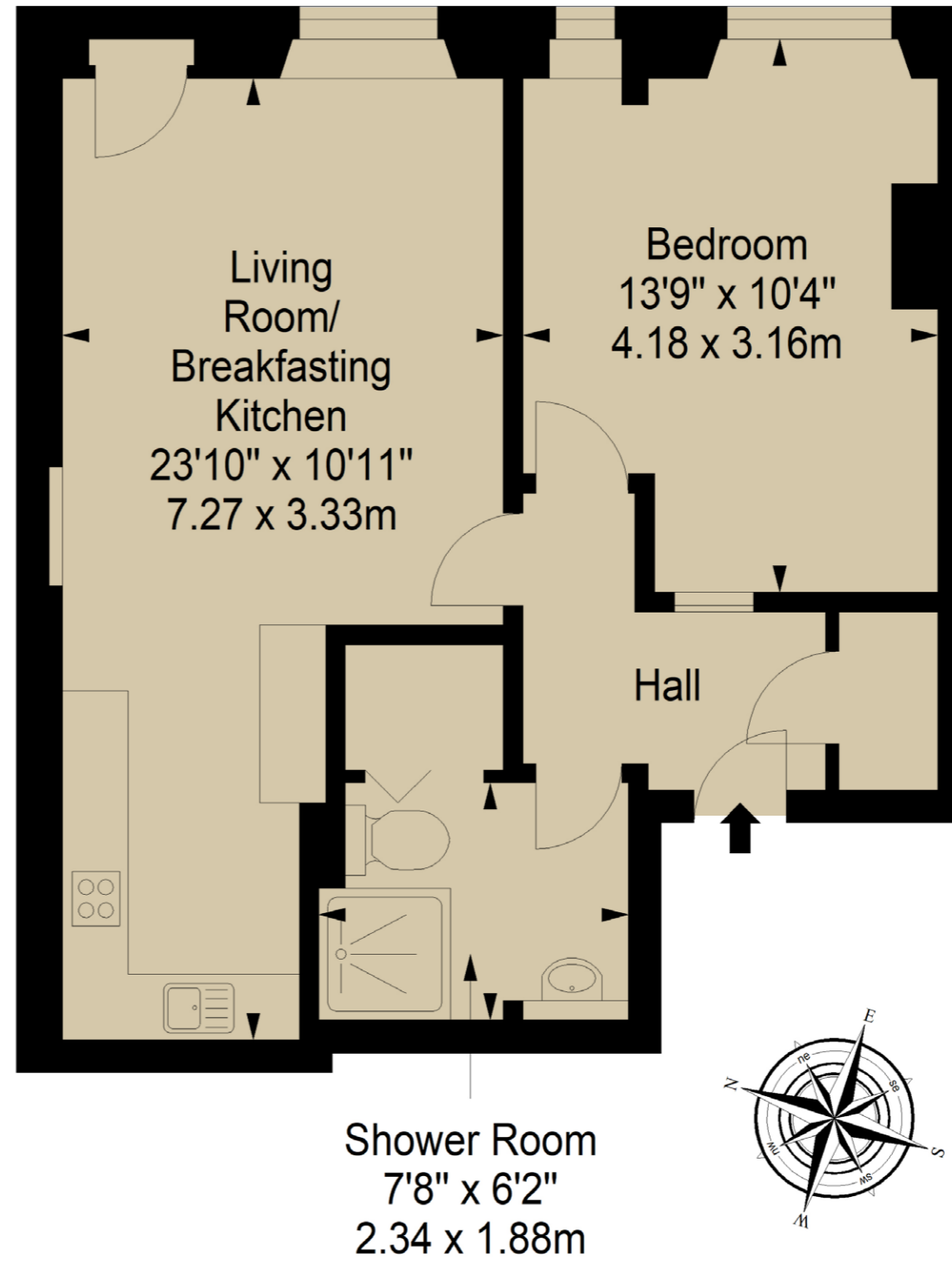
Stockbridge, Edinburgh, EH4 1JE

Approximate total area:

45.2 sq. metres (486.5 sq. feet)



Ground Floor





Ground-floor city flat

with stylish interiors

Finished to high standards, this one-bedroom ground-floor city flat is brought to market in walk-in condition, boasting stylish interiors and a blank canvas of décor. It features an open-plan reception area with an on-trend breakfasting kitchen, a good-size double bedroom, and a high-quality shower room. The home is set within a B-listed Georgian building (circa 1826-27) forming part of the New Town conservation area in prestigious Stockbridge. It is a highly sought-after location that will have huge appeal amongst professionals, couples, and first-time buyers, as well as turn-key investors and anyone seeking a city property in an enviable setting.

GENERAL FEATURES

- A ground-floor flat with stylish modern interiors
- Within a B-listed Georgian building in Stockbridge
- Forms part of the New Town conservation area
- Presented to the market in walk-in condition
- Home Report value - £285,000
- EPC Rating - C


ACCOMMODATION FEATURES

- Welcoming entrance hall with practical storage
- Open-plan living room and breakfasting kitchen
- Double bedroom with working window shutters
- Contemporary shower room with three-piece suite
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Set within a controlled permit parking area (Zone N3)
- Access to a communal garden




10/3
Cheyne Street

Open-plan living



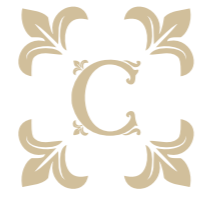
that invites you to sit back and relax

Accessed via a shared entrance, the flat's front door opens into a flawless hall that immediately establishes the interior standards. It offers practical storage and flows to the left into the open-plan reception area.

Continuing the hall's neutral palette and hardwood floor, the open-plan living room and kitchen has a stylish aesthetic that is welcoming and easy to dress. It is a minimalist-inspired look that suits the room, especially with the wooden floor providing added texture and a warm glow to the proceedings. The space invites you to sit back and relax, while also providing on-hand storage and a shelved recess for books and cherished display items.





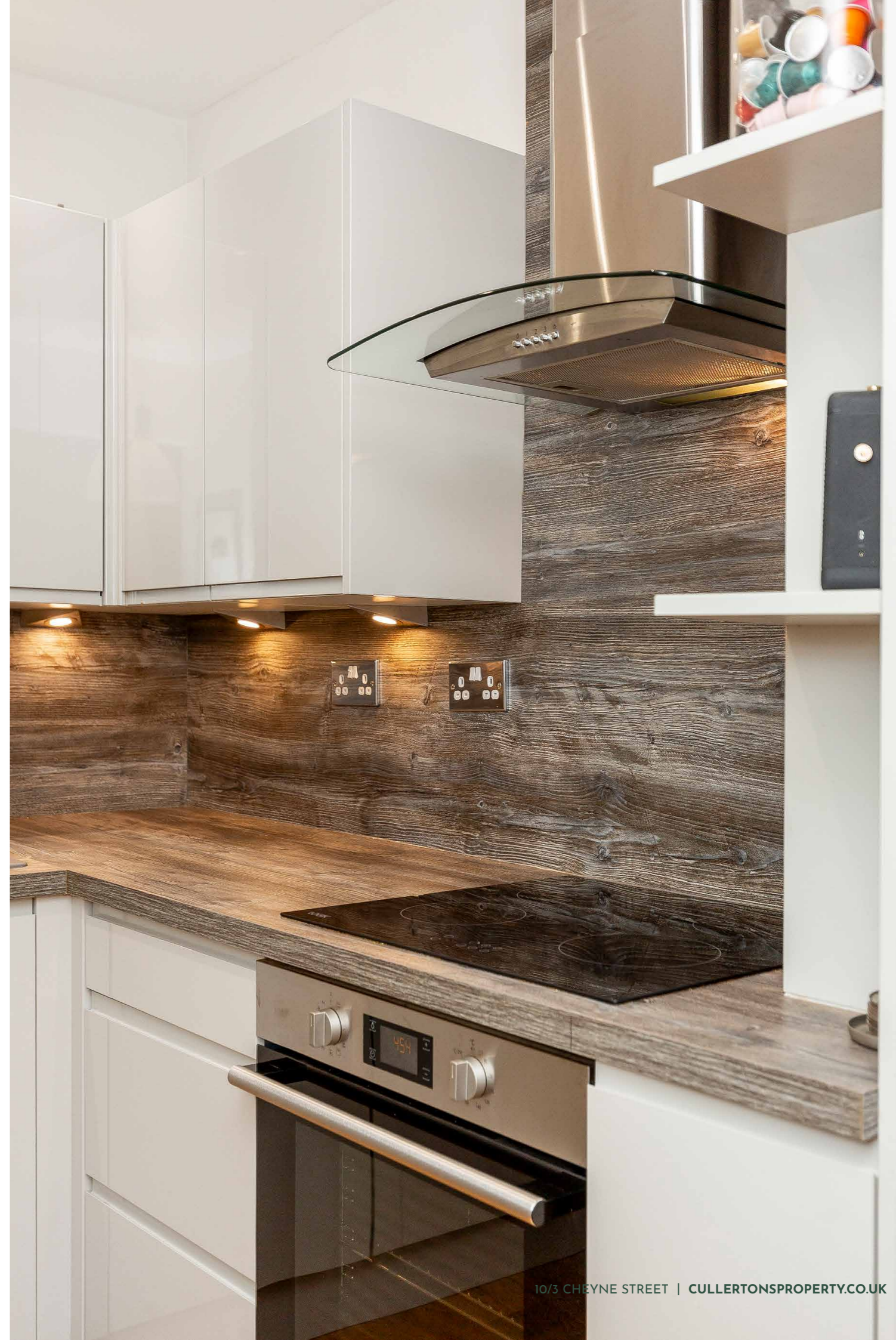


An ultra-modern

Kitchen with a breakfast bar

Part of the open-plan living area, the kitchen has an ultra-modern design with white-gloss base and wall cabinets and wood-toned worktops with matching splashbacks.

It is an on-trend look which is further heightened by under-unit lighting and a charming two-person breakfast bar. Integrated appliances ensure a cohesive finish, complementing the streamlined aesthetic (oven, ceramic hob, extractor hood, fridge/freezer, and dishwasher). A utility cupboard houses the washer/dryer.





Enjoy an easy night's rest



Double bedroom with working window shutters



T

he double bedroom maintains the impeccable styling while adding a soft carpet for underfoot comfort. It is a good-size space for bedside furniture and it benefits from twin windows for a light-filled ambience. Working window shutters also ensure a dark environment for an easy night's rest.



A contemporary shower room



*finishes the
attractive
interiors*

Finished with quality tiles and a contemporary three-piece suite, the shower room completes this beautiful city home. It is comprised of a hidden-cistern toilet, a storage-set washbasin, a towel radiator, and a walk-in cubicle with handheld and overhead rainfall showers.

For year-round comfort, the property has double-glazed windows and gas central heating, which includes vertical radiators for added warmth and sophistication.

A fashionable setting with outstanding amenities

Externally, the flat has access to a communal garden. Furthermore, it is set within easy walking distance of the outstanding amenities of Stockbridge, including award-winning restaurants and popular bars and cafes. It is a fashionable setting that offers convenience and a lot of charm. The sprawling greens of Inverleith Park are a stroll away too, along with the idyllic Water of Leith walkway ensuring ample opportunities for running, cycling, dog-walking, and enjoying the summer months outside.

Furthermore, the heart of the city centre can be reached on foot which is just one of the many reasons the area is popular with professionals. For added convenience, the property is set within a controlled permit parking area (Zone N3) providing homeowners with priority to park – an essential feature in the city centre.



Stockbridge

THE
RAEBURN

Stockbridge

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs.

The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsbury's and a large Waitrose, whilst nearby Craighleith Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street.

Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden.



For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible on foot.



Adjacent to the prestigious New Town and an easy fifteen-minute stroll from the city centre, cosmopolitan Stockbridge offers a quaint village atmosphere

SCHOOLS

State Schools: Stockbridge Primary School, Broughton High School

Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

SHOPPING

Outstanding Independent retailers and grocers. Supermarkets including Waitrose, the new M&S food hall and Sainsbury's. Stockbridge Farmers Market. Luxury brands at Multrees Walk and George Street in the New Town.



EXCLUSIVE VILLAGE-STYLE LOCATION AT THE FOOT OF THE NEW TOWN

LOCATION



Stockbridge

TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – Princes Street (1 mile)

Train Station – Edinburgh, Waverley (1 mile)

Airport – Edinburgh International (7.5 miles)



SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

PARKS

Royal Botanic Gardens, Inverleith Park, Dean Gardens, The Water of Leith Walk and Cycle way

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby

— *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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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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