

# 4 RUTLAND COURT LANE

WEST END, EDINBURGH, EH3 8ES

*Part of a converted, A-listed, Georgian townhouse, this exceptional, main-door, one-bedroom, ground-floor apartment is located in Edinburgh's prestigious West End, offering two large reception rooms, a statement kitchen, a high-spec shower room and a private garden/driveway.*



CULLERTON'S



# CULLERTON'S

## WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

## AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



CorporateLiveWire  
**SCOTLAND  
PRESTIGE AWARDS**  
ESTATE AGENCY  
OF THE YEAR  
2020-2021



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ESTATE AGENCY  
OF THE YEAR  
2021-2022

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*A converted, A-listed, Georgian townhouse*

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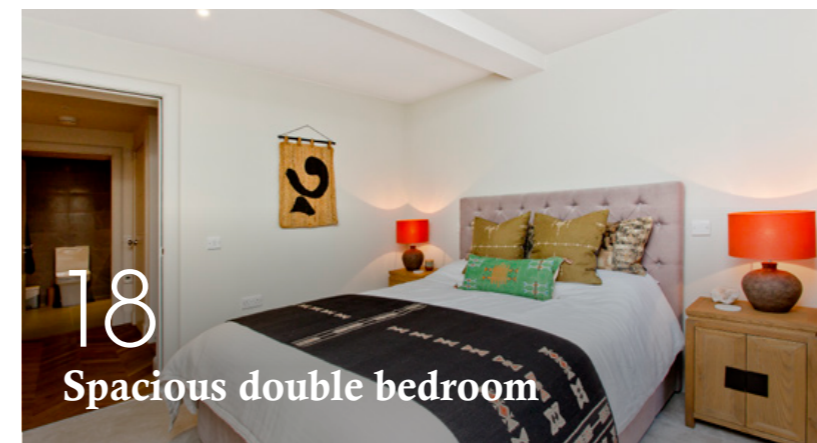
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## Property Name

4 Rutland Court Lane

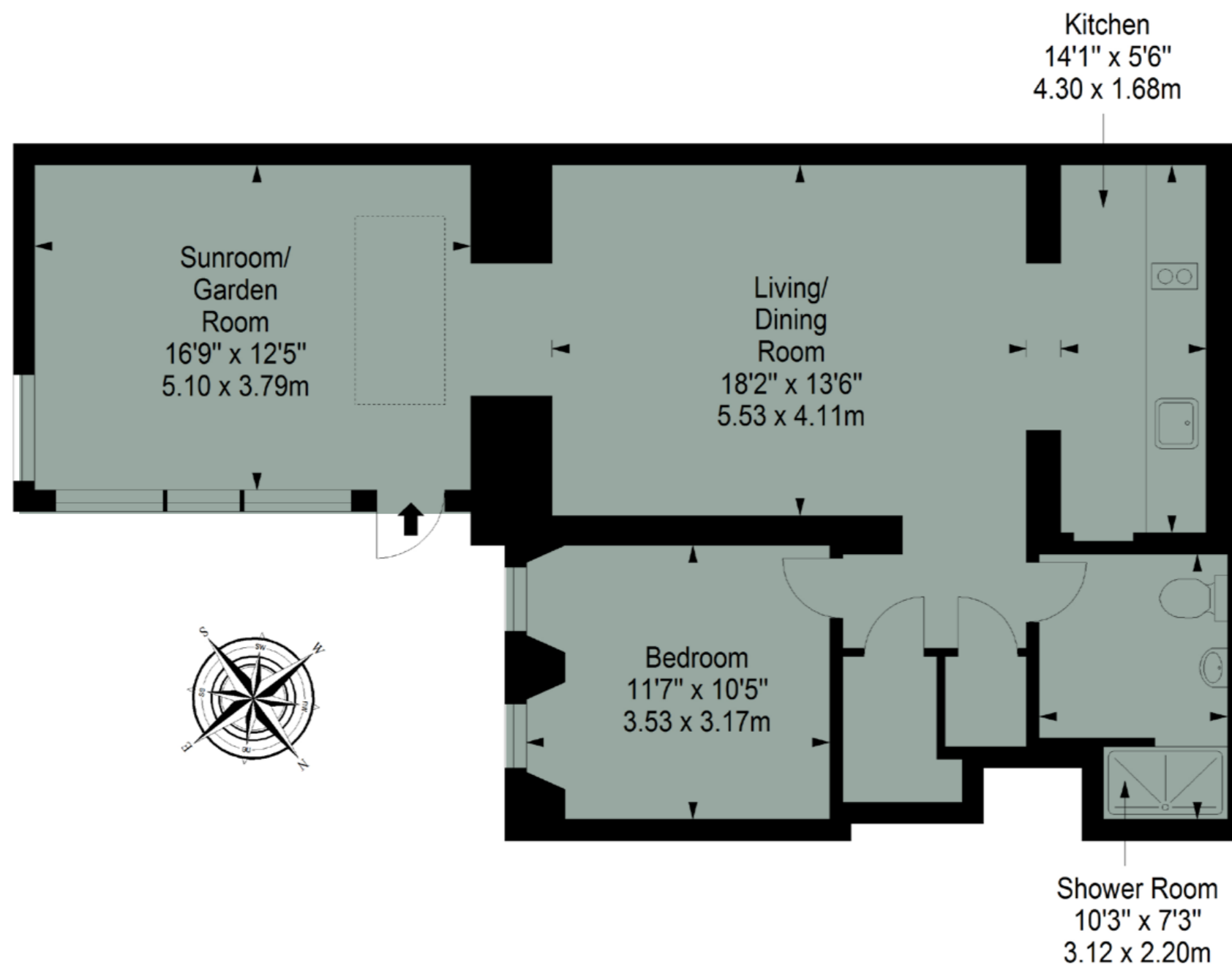
## Location

West End, Edinburgh, EH3 8EY

Approximate total area:

81.2 sq. metres (874.1 sq. feet)

 - Ground Floor



*"...located in Edinburgh's prestigious West End."*





  
4 Rutland  
Court Lane

Situated in Edinburgh's highly sought-after West End in the New Town conservation area, this stylish, main-door, one-bedroom, two-reception room, ground-floor apartment is within easy walking distance of all the city centre has to offer. The home is ideal for professionals seeking the very best in contemporary city accommodation, with the property offering exquisite interiors, a private garden, access to Rutland Square Garden, and private parking. Furthermore, it forms part of an A-listed, Georgian townhouse (circa 1830-1840) by renowned Edinburgh architect, John Tait, which has subsequently been converted to very high standards into unique apartments for modern lifestyles.

## FEATURES

- Main-door ground-floor apartment
- In the highly sought-after West End
- Part of an A-listed Georgian townhouse
- Converted to exceptional standards
- Stylish interiors throughout
- Large dual-aspect sunroom
- Expansive living/ dining room
- Integrated statement kitchen
- Spacious double bedroom
- Rear hall with 2 deep cupboards
- High-spec 3pc shower room
- Private, gated driveway/ garden
- Access to Rutland Square Garden
- Double-glazed windows
- Efficient electric heating
- Home Report value - £485,000 | EPC Rating - B

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



## AN EXCEPTIONAL MAIN-DOOR APARTMENT

**T**he home is ideal for professionals seeking the very best in contemporary city accommodation, with the property offering exquisite interiors, a private garden/driveway and access to Rutland Square Garden. Furthermore, it forms part of an A-listed, Georgian townhouse (circa 1830-1840) by renowned Edinburgh architect, John Tait, which has subsequently been converted to very high standards into unique apartments for modern lifestyles.

*"...oversized dual-aspect windows and a skylight create an airy reception space for relaxation."*





# AIRY RECEPTION SPACE

*with a skylight*

Reached via a private gated entrance, the apartment's main door opens directly into a sunroom that immediately sets the standards of accommodation, with its neutral palette and oak herringbone floor. Here, oversized dual-aspect windows and a skylight create an airy reception space for relaxation. The living/dining room is adjacent, partitioned by an open archway which allows the two neighbouring rooms to retain their individual sense of space, and to be utilised together for large social events. Continuing the attractive decoration and contemporary aesthetic, this living area boasts expansive proportions for a wide choice of lounge furniture and a table and chairs.

# EXPANSIVE

*living / dining room*

Continuing the attractive decoration and contemporary aesthetic, this living area boasts expansive proportions for a wide choice of lounge furniture and a table and chairs.





Another open archway leads into the kitchen, which has a stunning, statement design with sleek handleless cabinets and a complementary, down-lit worktop. Upscale and sophisticated, it comes complete with a shelved recess for display items and a range of integrated appliances for that desirable streamlined look (induction hob and concealed extractor, eye-level Siemens oven, fridge/freezer, dishwasher, and washing machine).



# SPACIOUS DOUBLE BEDROOM



*southeast-facing windows capture  
an abundance of warm sunlight*

In the double bedroom, a spacious footprint, laid with a thick carpet, affords ample room for bedside furnishings, whilst southeast-facing windows capture an abundance of warm sunlight. It is presented in crisp tones and with the same keen eye for detail found throughout, creating a calming ambience for a peaceful night's sleep. Two deep cupboards by the bedroom provide on-hand storage for clothes and other belongings



# HIGH-SPEC 3PC SHOWER ROOM



Finally, the high-specification shower room is finished with slate-style tiling and neutral decoration. It features a contemporary three-piece suite, comprised of a toilet, a walk-in rainfall shower, and a floating washbasin with storage and an illuminated vanity mirror. Double-glazed windows and efficient electric heating (including vertical radiators) ensure outstanding comfort all year round.

Outside, the apartment is nestled behind the gated entrance, a private front garden and driveway, laid with paving to create a comfortable setting for alfresco dining in the sun. Residents also gain access to Rutland Square Garden, with its manicured lawns and mature trees providing an idyllic area to walk and relax.





# WEST END, EDINBURGH

## SCHOOLS

**STATE SCHOOLS:**  
Toll Cross Primary School,  
James Gillespie's High School

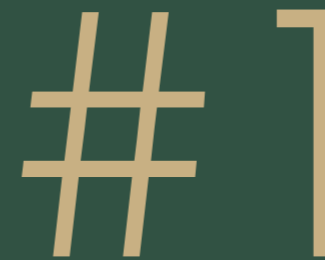
**INDEPENDENT SCHOOLS:**  
Fettes College, ESMS Schools,  
St George's School for Girls

## 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



AREA OF OUTSTANDING  
ARCHITECTURAL BEAUTY AT  
THE HEART OF EDINBURGH

Forming a large part of the city centre and positioned adjacent to the 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 cobbled 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 and high-street stores, as well as some of the finest pubs, bars, and restaurants in Edinburgh. Meanwhile residents are only a few minutes' walk from Dean Village and 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 major venues as the Usher Hall, Traverse Theatre, Royal Lyceum, and the Edinburgh Filmhouse. The Scottish National Gallery of Modern Art (Modern 1 & 2) is also within easy walking distance. The West End falls within the catchment area for sought-after Flora Stevenson Primary School and Broughton High School, with numerous independent schools nearby. Ideal for walking or pedalling across the city, the West End is also served by 24-hour bus services, tram links, and national rail travel from Haymarket station.

## LOCATION



New Town  
Conservation Area

## TRANSPORT



Bus – 3, 4, 25, 26, 31, 33,  
44

Tram Stop – West End  
(0.8 miles)

Train Station –  
Haymarket (0.9 miles)

Airport – Edinburgh  
International (6.8 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

## PARKS

Dean Gardens,  
The Water of Leith  
Walkway, Belgrave  
Gardens,  
Inverleith Park





## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



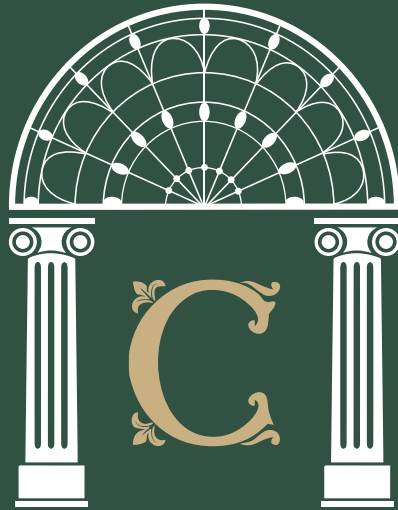
### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.