

22 CLAREMONT PARK

LEITH, EDINBURGH EH6 7PJ



CULLERTON'S

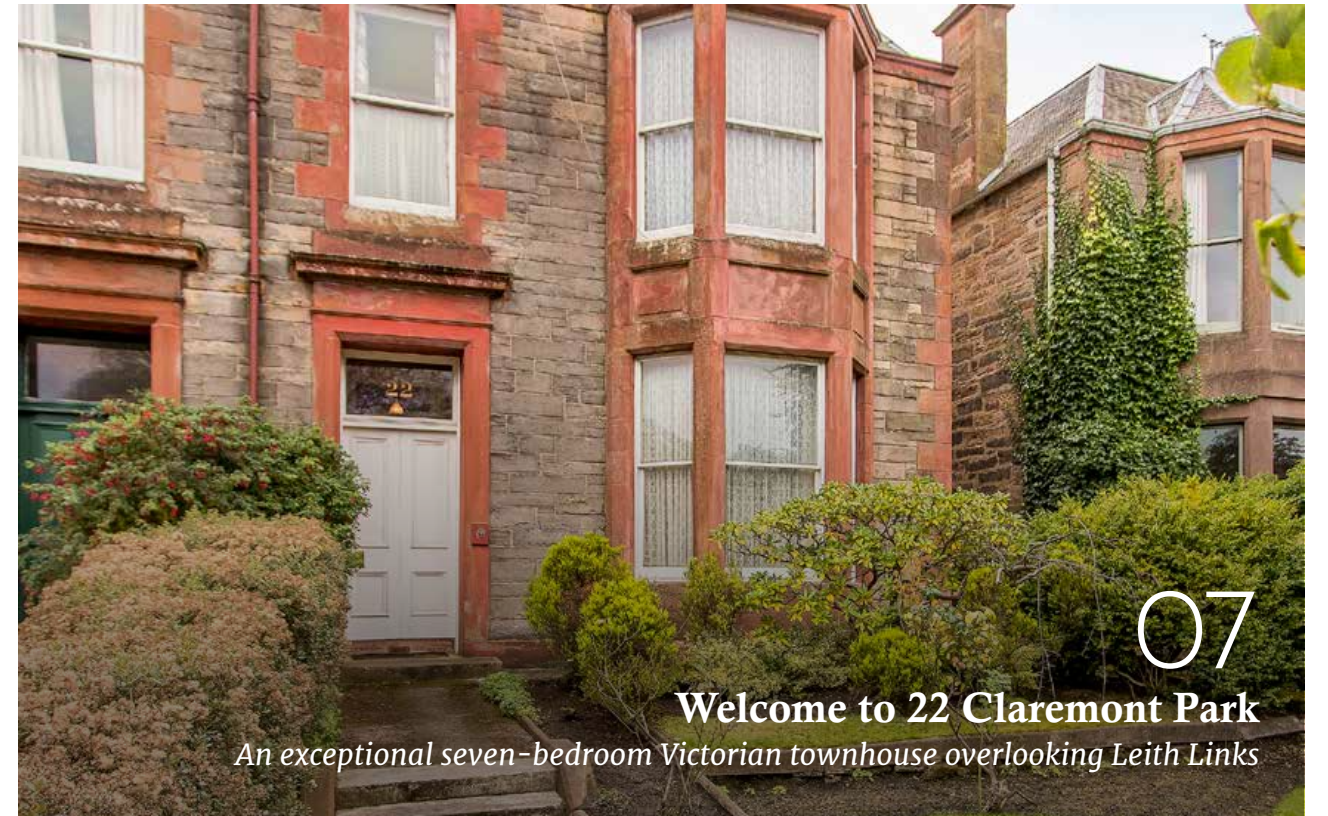


— The property expert behind the personalised service
MARK CULLERTON

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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Welcome to 22 Claremont Park

An exceptional seven-bedroom Victorian townhouse overlooking Leith Links

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14 Magnificent front living room



Versatile dining room

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40	Leith, Edinburgh



Property Name

22 Claremont Park

Location

Leith, Edinburgh EH6 7PJ

Approximate total area:

296.5 sq. metres (3191.6 sq. feet)

 - Ground Floor  - First Floor  - Second Floor





22 Claremont
Park

Offering exceptional scale, an abundance of original Victorian character and exciting scope for transformation, this substantial terraced townhouse occupies a prominent position overlooking Leith Links. Arranged over three storeys, the property offers four versatile reception rooms, seven bedrooms with flexibility to repurpose for other uses, and two bathrooms, complemented by a long, established rear garden with several apple trees and far-reaching views towards Arthur's Seat.

GENERAL FEATURES

- Substantial terraced Victorian townhouse dating from around 1890
- Outstanding position directly overlooking Leith Links
- Far-reaching rear views towards Arthur's Seat
- Exciting opportunity for comprehensive modernisation
- Exceptional scale and flexible accommodation over three storeys
- Wealth of original architectural character throughout
- Excellent amenities, transport links and green spaces nearby
- Home Report value - £750,000 | EPC Rating - F

ACCOMMODATION FEATURES

- Traditional entrance vestibule and exceptionally spacious reception hall
- Handsome staircase with carved banister and decorative cast-iron balustrade
- Magnificent bay-windowed living room overlooking Leith Links
- Impressive drawing room with bay window and park views
- Two further versatile reception rooms for dining, entertaining or family life
- Original cornicing, ceiling roses and fireplaces in numerous rooms
- Kitchen with adjoining walk-in pantry and separate utility room
- Seven bedrooms offering outstanding flexibility
- Two bathrooms
- Useful cupboards and additional upper-floor storage
- Top-floor double glazing, with single glazing elsewhere
- No contents included in the sale

EXTERNAL FEATURES

- Enclosed front garden complementing the traditional stone façade
- Substantial established rear garden with mature planting
- Multiple productive apple trees
- Views towards Arthur's Seat from the upper floors
- Unregulated on-street parking available locally

Outstanding position *directly overlooking Leith Links*



22 Claremont
Park

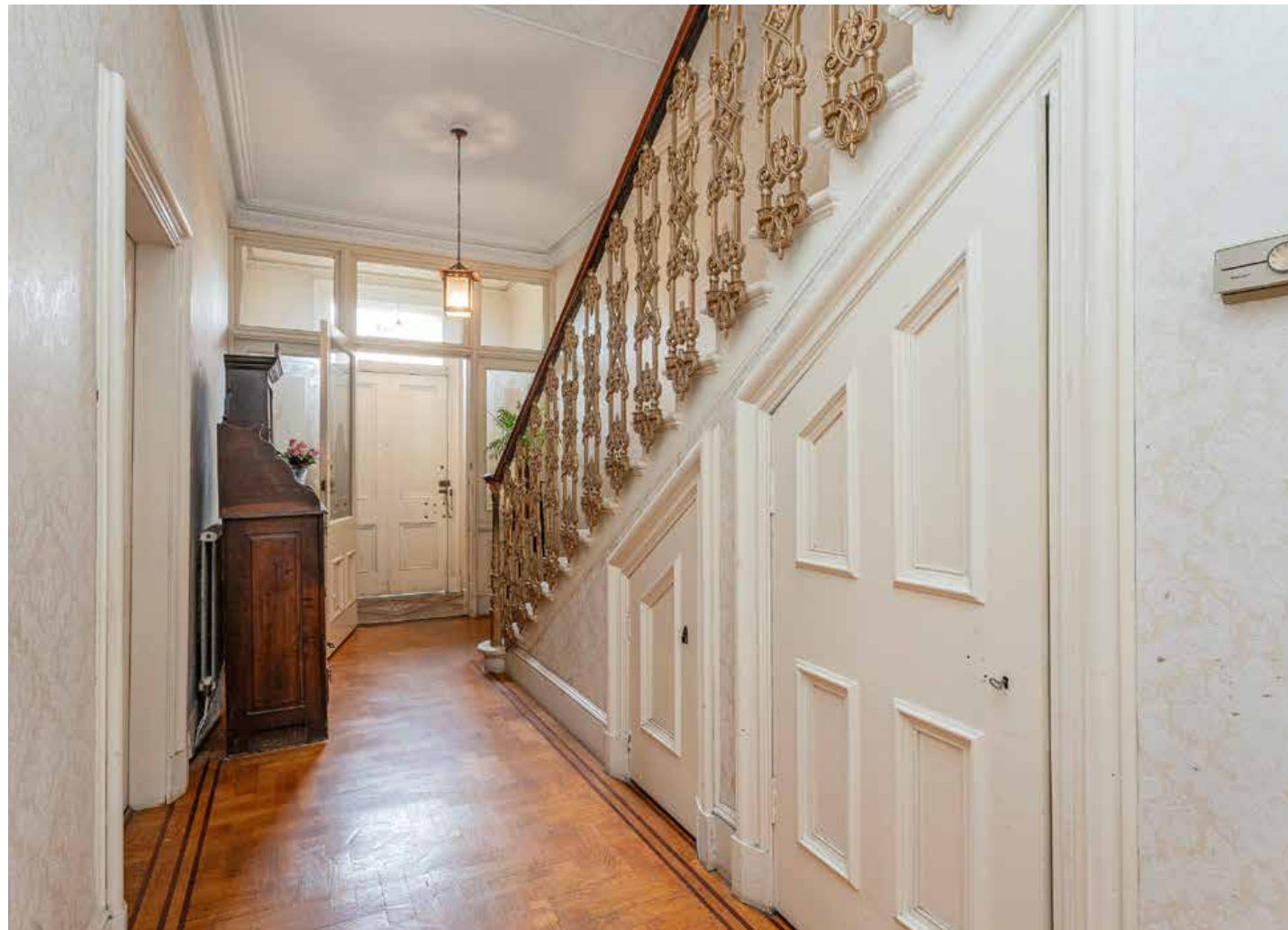


Built around 1890 and occupied by its former owner for more than 60 years, this impressive home now presents a rare opportunity to restore and reimagine a house of outstanding proportions. Modernisation is required throughout, yet the fundamentals are exceptional: elegant principal rooms, high ceilings, extensive accommodation and an enviable outlook over Leith Links to the front, with Arthur's Seat forming a dramatic backdrop at the rear. Directly opposite, the historic Links offer broad lawns, mature trees, paths and recreational space, placing an exceptional outdoor amenity quite literally on the doorstep. Its well-connected setting places an excellent choice of independent shops, cafés, restaurants and everyday services within easy reach, together with the Shore, Newhaven and Portobello. Regular buses and nearby tram stops provide convenient travel through central Edinburgh and onwards to the airport, while local schools and expansive green space enhance the address for family life.



An entrance *rich in period detail*

Beyond the enclosed front garden, the main door opens into a traditional vestibule and an exceptionally deep reception hall. The handsome staircase immediately sets the tone, retaining its carved timber banister and decorative cast-iron balustrade as it rises through the house. Original doors, generous ceiling heights, detailed plasterwork and timber flooring offer a valuable starting point for a sensitive renovation, while useful cupboards provide storage.





Original Victorian *character*

Three gracious & versatile reception rooms

The magnificent front living room enjoys a broad bay window framing open views across Leith Links. Elaborate cornicing and a superb ceiling rose draw the eye overhead, while an imposing dark stone fireplace creates a striking focal point. Two further reception rooms offer outstanding versatility for formal dining, relaxed family

life, working from home or entertaining. Both display the generous proportions associated with the period. With considered refurbishment, these rooms could become a beautifully connected series of sociable yet distinct living spaces.



Broad bay window with
open views across Leith Links





A kitchen *ready for reinvention*

Positioned towards the rear, the kitchen is supported by a walk-in pantry and separate utility room. Its footprint provides an excellent basis for a bespoke redesign, with scope to create a practical contemporary workspace while respecting the architecture of the house. The kitchen and wider rear arrangement may also inspire purchasers considering a more open, garden-connected heart to the home, subject to the necessary consents. Its position beside the rear hall provides convenient access outside, making the existing layout practical for everyday family living.





*Head
on up!*



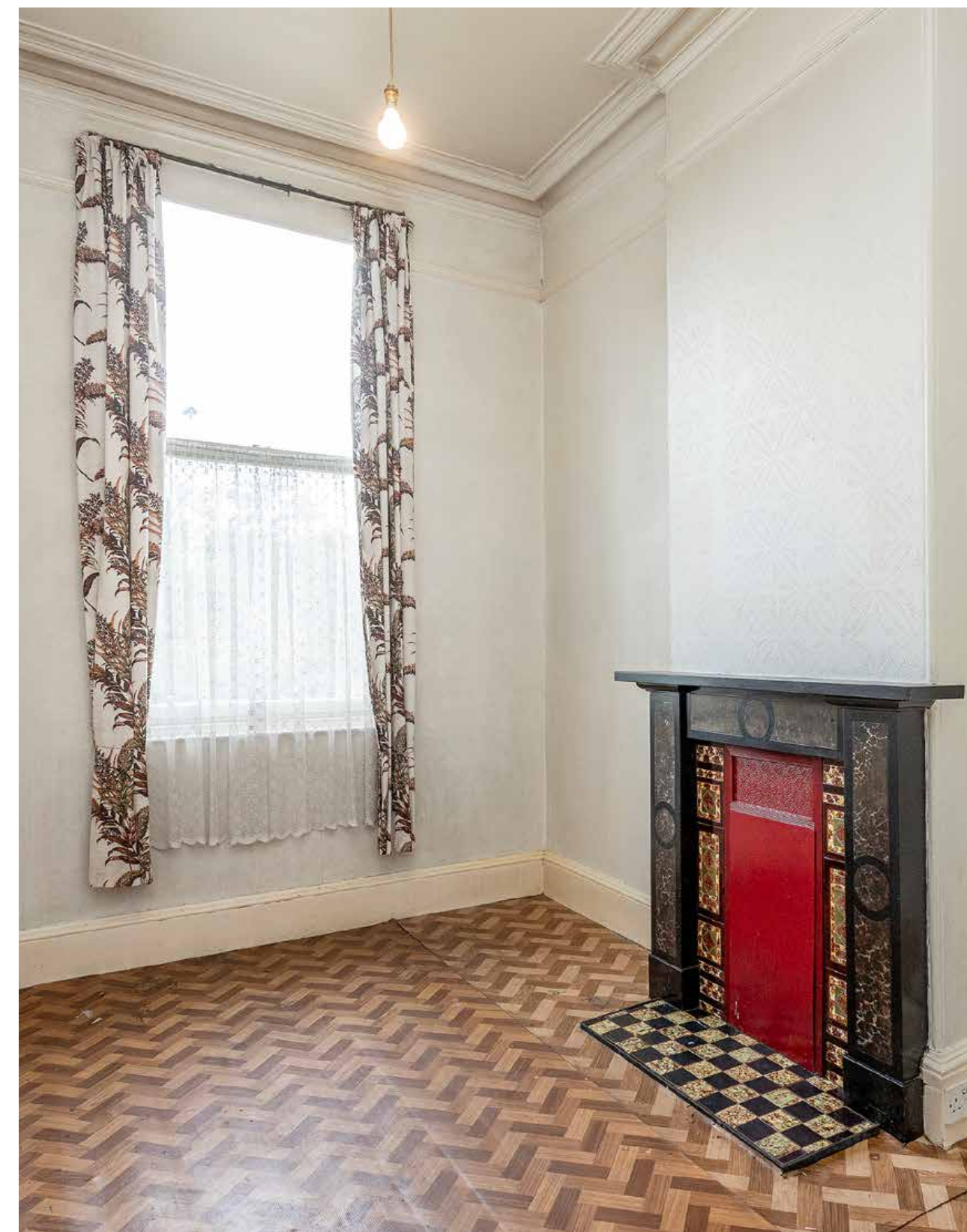


An elegant drawing room
with park views



The first-floor drawing room is one of exceptional presence, with a large bay window overlooking the green expanse of Leith Links. Delicate cornicing and an original fireplace preserve its period identity, while the impressive dimensions allow ample space for relaxing family time. This floor also includes three bedrooms, each offering flexible accommodation for family, guests or home working.







Top landing
& *skylight*

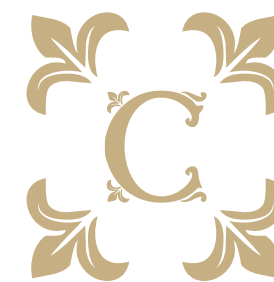




Four further bedrooms & *outstanding flexibility*

The staircase continues to the second floor, where four additional bedrooms bring the total to seven. Varied in shape and character, these rooms include appealing coved ceilings and further fireplaces, with the rear-facing accommodation enjoying views towards Arthur's Seat. Double glazing has been installed to the top-floor windows, while the remaining windows are single-glazed. The sheer number and arrangement of rooms create exciting possibilities for a large family, multigenerational living, dedicated workspaces or an imaginative reconfiguration, subject to consents.





Bathrooms with scope for stylish renewal



There is a bathroom on both the ground and first floors. Each facility requires updating, giving new owners the freedom to introduce finishes and fittings tailored to their needs. The first-floor landing is particularly generous and includes storage, while additional upper-level storage further enhances the practicality of this remarkably capacious home.



An established garden *with apple trees*

To the rear lies a substantial enclosed garden with mature planting, several productive apple trees and ample scope for landscaping. Its length allows distinct areas for outdoor dining, play, growing and quiet relaxation, while the open outlook towards Arthur's Seat adds a memorable sense of place. A small front garden provides an attractive buffer from the pavement and complements the traditional stone façade. Unregulated on-street parking is available on the road outside.





Substantial established rear garden *with mature planting*

Requiring comprehensive modernisation and offered with no contents included, 22 Claremont Park is a genuine blank canvas. Its exceptional scale, wealth of surviving period

detail, mature garden and remarkable front-and-rear views combine to offer the foundations for a truly distinguished Edinburgh family home.



Leith

Edinburgh's creative and bohemian quarter

CULTURE AND AMENITIES

Leith, Edinburgh’s creative and bohemian quarter, is a colourful and lively hub of eating and socialising spots and is jam-packed with shops, galleries, restaurants, artisan cafes and coffee shops and trendy bars. The area also boasts a rich creative culture and is home to the annual Leith and Mela Festivals, not to mention several creative and tech start-ups, and the Leith School of Art. It comes with its own theatre (Leith Theatre), a vast selection of art galleries and creative co-working spaces, including Coburg House Art Studios, DOK Artist Space, and Out of the Blue Drill Hall, which accommodates artist studios, a café, exhibition space and weekend markets. Food lovers are spoilt for choice with various fresh food and drink markets around Leith and the Shore, usually hosted over weekends.

Leith is also home to the widest selection of international food shops and restaurants, in all the capital. The Shore area is home to Michelin-starred restaurants and fine dining along the waterfront. Leith is brimming with diverse independent shops and business, several Post Offices and banks. The area is home to two libraries and a choice of supermarkets, whilst nearby Ocean Terminal shopping centre boasts over 50 high-street outlets, a multi-screen cinema and a gym and the state-of-the-art St James Quarter is about a 20-minute walk away.



THE GREAT OUTDOORS

The surrounding area offers great outdoor pursuits, including Calton Hill with spectacular city views, a leisurely stroll or cycle along the beautiful Water of Leith Walkway and the Shore (with restaurants and cafes dotted along the river), and the famous Leith Links and Claremont Park. For the fitness enthusiast, Leith Victoria Swim Centre hosts a swimming pool, fitness classes and gym, while Elysium gym promises state-of-the-art CrossFit and HIT training facilities. Tribe and Leith Yoga are both only a short stroll away and for the more adventurous, Out of the Blue offers classes in rope and aerial acrobatics.

Leith Walk benefits from 24-hour public transport links into the city centre, as well as direct bus services to Edinburgh International Airport. Leith is within a 20-minute walk from the city centre and Edinburgh Waverley train station. The tram extension passes on Leith Walk with swift transport to Newhaven, the city centre and the airport. The Edinburgh City Bypass, the A1 and the M8/M9 motorway network are also easily accessible.

Nearby *amenities*

Location:

Approximately 1.5 miles from
Edinburgh city centre

Bus services –
1 from Claremont Park;
12, 34 and 49 available nearby

Tram stop
Foot of the Walk (approximately 0.8 miles)

Train station
Edinburgh Waverley
(approximately 1.8 miles)

Edinburgh International Airport
(approximately 9 miles)

- 1 BUS STOP
- 2 LEITH LINKS
- 3 ATHLETIC FIELD
- 4 LEITH PRIMARY SCHOOL

- 5 ALDI
- 6 THE ROYAL YACHT BRITANNIA
- 7 FORTH LOCK LANDMARK
- 8 LEITH ACADEMY

- 9 RESTALRIG PARK MEDICAL CENTRE
- 10 LOCHEND PARK
- 11 CRAIGENTINNY GOLF COURSE
- 12 BEACH WALK

— *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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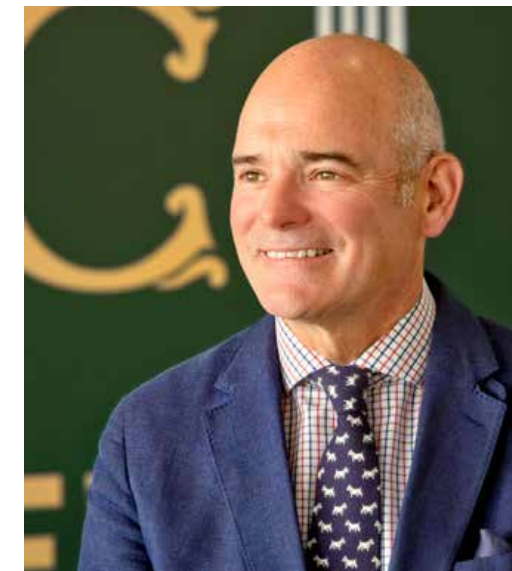
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— *Director*

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For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for buying clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and The Pentlands. His ideal coffee moment is spent with the dog at his feet and a freshly brewed espresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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