

# 3D BRANDON STREET

STOCKBRIDGE, EDINBURGH, EH3 5DX

*Brandon Street is a handsome B-listed sandstone terrace, completed in the early 1800s at the height of Edinburgh's New Town boom.*







— 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

3D Brandon Street

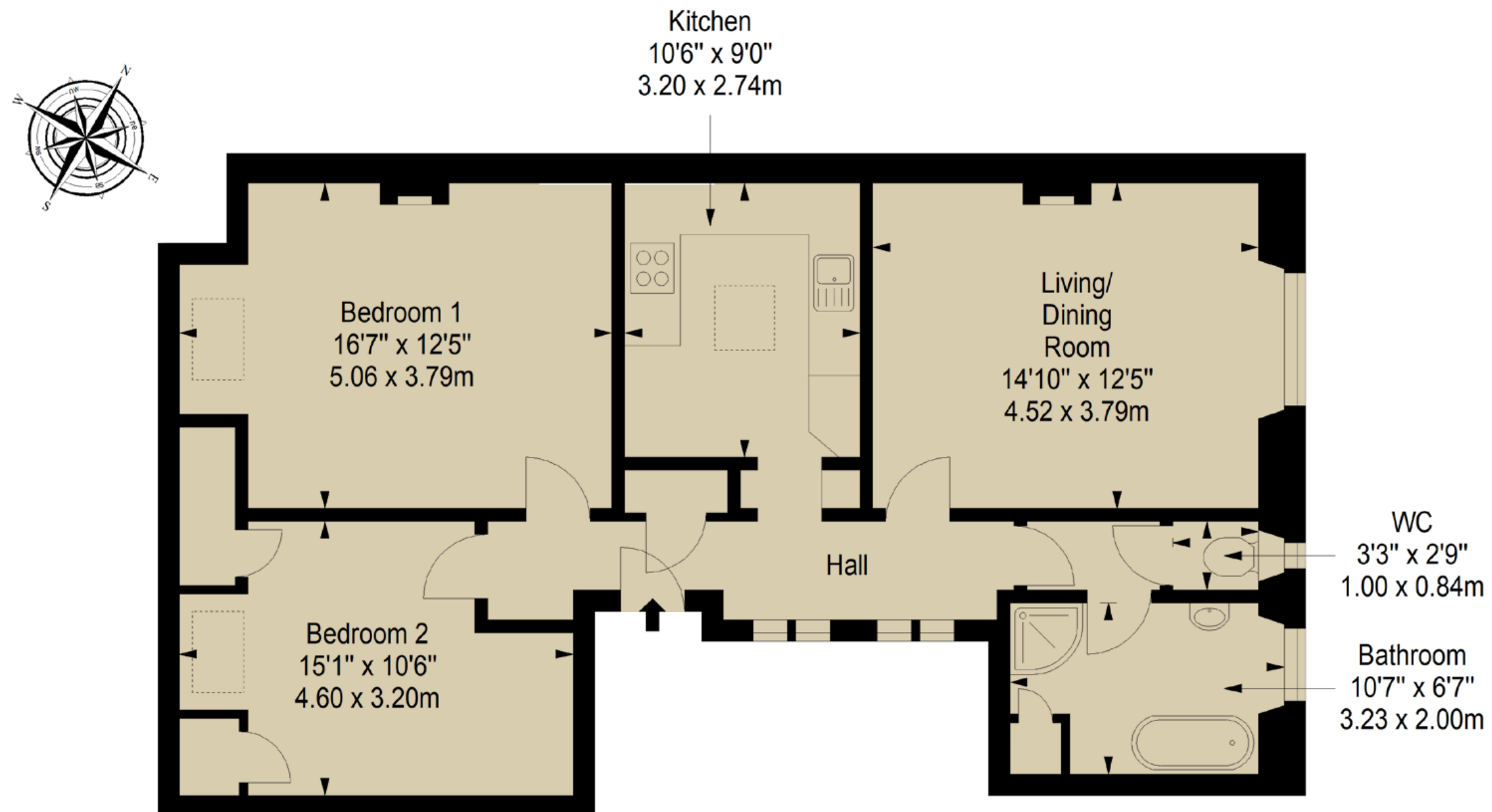
## Location

Stockbridge, Edinburgh, EH3 5DX

## Approximate total area:

80.1 sq. metres (862 sq. feet)

■ - Second Floor







# Charming two-bedroom New Town flat

Solely occupying the top floor of a listed Georgian townhouse in Edinburgh's historic New Town Conservation Area, this well-proportioned two-bedroom flat enjoys one of the capital's most desirable addresses, moments from Stockbridge's village-style centre and with cosmopolitan amenities on the doorstep. Numerous scenic green spaces are also enviably close by. Redecorated in recent months and featuring a new luxury kitchen, the flat's bright and airy interiors perfectly blend period charm with sympathetic contemporary styling, while the central location further benefits from controlled on-street parking and is within walking distance of rail and airport tram links.

## GENERAL FEATURES

- Prime central location in Stockbridge and the New Town Conservation Area
- Moments from Stockbridge's delightful shops, eateries, and pubs
- A short walk from Princes Street airport tram links and Waverley Station
- Well-proportioned second/top-floor flat in a B-listed Georgian townhouse
- Bright interiors blending period charm with timeless contemporary styling
- Redecoration and a new high-end kitchen within the past year
- Recently upgraded roof
- Home Report value - £385.000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Welcoming shared entrance via stairs and a secure entry system
- Naturally lit hall with built-in storage
- Elegant and characterful living/dining room with an ornamental fireplace
- New heritage-style kitchen with fully integrated appliances
- Two spacious double bedrooms (one with built-in storage)
- Bathroom with basin, roll-top bath, and separate shower enclosure
- Handily separate WC
- Gas central heating with vintage-style radiators
- Front-facing roof windows and rear sash windows with functional shutters

## EXTERNAL FEATURES

- Envable proximity to Inverleith Park, Royal Botanic Garden Edinburgh, and the Water of Leith walkway and cycle path
- Conveniently controlled on-street parking (CPZ 6)







# Georgian



## *New Town home in ever-desirable Stockbridge*

The communal entrance to No. 3 includes a well-maintained stairway and a secure entry system. Stepping inside the flat, the home's airy ambience and tasteful classical décor are immediately apparent within a naturally lit hall finished in simple white with natural wood flooring, a cornice, and a decorative archway. The centrally positioned hall features useful incorporated storage.



# Refined

*reception space for relaxation and dining*

The reception room provides a flexible area for comfortable seating alongside a dining table and chairs. Elegant and characterful original details include a cast-iron ornamental fireplace, cornicing, and a central rose, with natural timber floorboards warmly enhancing the fresh modern colour palette of tranquil blue tones. The room enjoys a peaceful rear position within the home, away from the street, and its large sash window retains functional shutters. The proportions and calm outlook make it an inviting everyday living space, well suited to entertaining or relaxed evenings.







*Timelessly classic contemporary*

# Kitchen



The stunning newly appointed kitchen features navy shaker cabinetry, complemented by brushed brass handles and fittings, crisp white worktops with discreet downlighting, and chic metro-tile splashbacks, keeping the space bright and timeless. A Belfast sink and herringbone timber flooring complete the look, effortlessly blending luxury contemporary design with heritage-style character. Fully integrated appliances include an oven, an induction hob with a modern feature hood, a dishwasher, a washing machine, and a fridge freezer.



# Bright & cosy bedrooms



*Two spacious double bedrooms  
(one with built-in storage)*







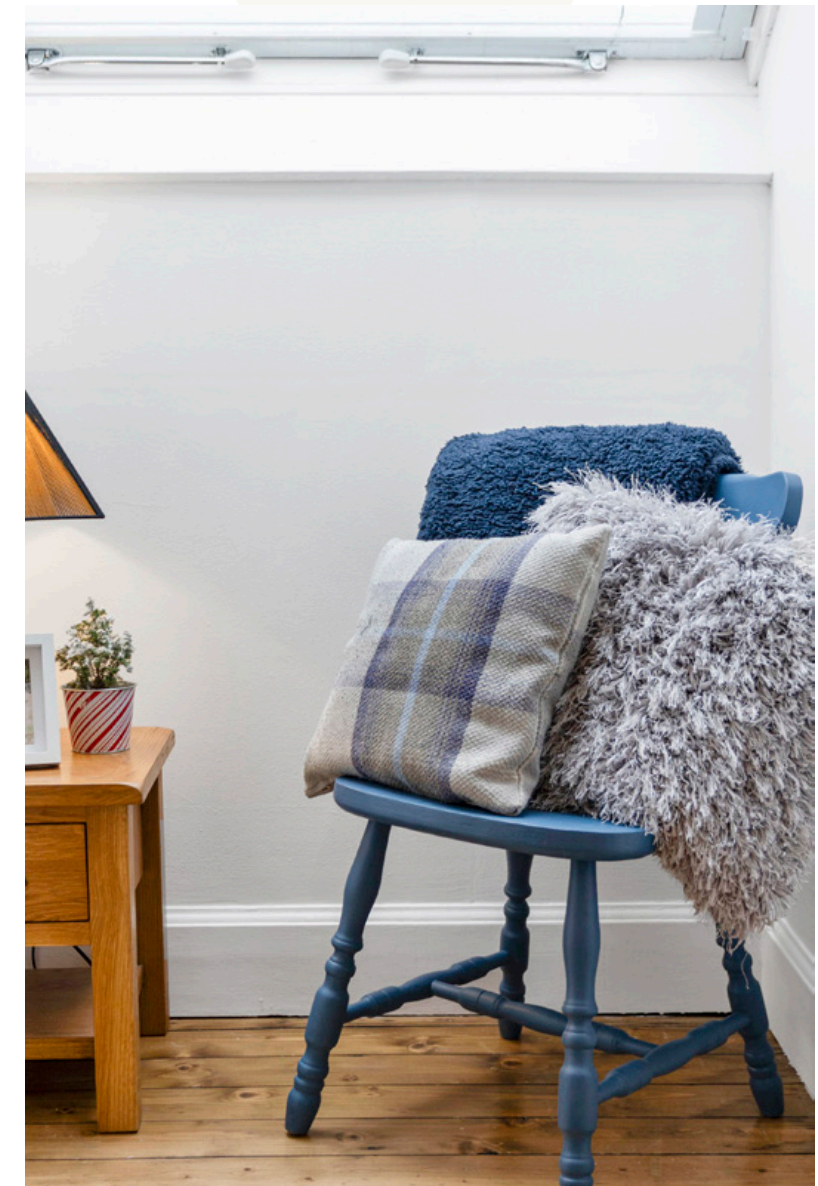
*The larger bedroom is enhanced by a rich blue accent wall framing a charming fireplace mantel*







# The bedrooms



Styled with unfussy décor, an understated cornice, and natural timber flooring, both rooms promise restful spaces for relaxation. The larger bedroom is enhanced by a rich purple accent wall framing a charming fireplace mantel, whilst the second bedroom is equipped with built-in storage.





# The bathrooms

## *Three-piece bathroom and separate WC*

Completing the interiors is a spacious, light-filled bathroom, with an adjacent and conveniently separate WC. Illuminated by a tall sash window with functional shutters, the bathroom boasts a traditional-style basin and a striking blue roll-top bath, offset by metro wall tiles and a matching blue mosaic floor. There is also a separate modern shower enclosure for everyday practicality.



# A short stroll

*from scenic green spaces*



The flat's prime location offers easy access to some of Edinburgh's most beautiful open spaces, including the Royal Botanic Garden Edinburgh, Inverleith Park (offering spectacular city views), and the Water of Leith walkway and cycle path, which meanders through the city, taking in such picturesque spots as nearby Dean Village.

Brandon Street falls under Controlled Parking Zone 6, providing residents with priority parking in this central locale.



# Moments from Stockbridge's shops, eateries, & pubs



3D Brandon  
Street





# Stockbridge





# A Prime central location

## *A short walk from Princes Street airport tram links and Waverley Station*

Adjacent to the prestigious New Town and an easy fifteen-minute stroll from the city centre, cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital. Its bustling main street, which is a few minutes' stroll from the property, features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket, a new M&S food hall, and the weekly farmers' market (taking place every Sunday). Known for its buzzing social scene, Stockbridge village has the perfect venue for every occasion, from trendy bars and award-winning restaurants to cosy traditional pubs and coffee shops. Stockbridge residents are spoiled for choice when it comes to enjoying the great outdoors, with some of the capital's most beloved green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh, which are just over half a mile from the flat. For sport and fitness enthusiasts, there is no shortage of gyms and sports clubs, including The Grange Club for cricket, hockey, squash and tennis, or Glenogle Swim Centre, with its restored Victorian swimming baths and state-of-the-art gym. Schooling is provided locally at Stockbridge Primary School, followed by Broughton High School, and the area is also well-placed for a choice of independent schools. Stockbridge is served by a vast network of bus and cycle routes across the city centre, and is also an easy stroll from the Princes Street tram stop and Edinburgh Waverley station.



### 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 include Waitrose, the M&S food hall and Sainsbury's. Stockbridge Farmers Market. Luxury brands at Multrees Walk and George Street in the New Town.

# #1

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

### LOCATION



Stockbridge

### TRANSPORT



Bus – 24, 29, X29, 36, 42

Tram Stop – Princes Street (0.9 miles)

Train Station –

Edinburgh, Waverley (1 mile)

Airport – Edinburgh

International (8.2 miles)



### SPORTS

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

### FOOD & DRINK

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

### PARKS

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



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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 Consultants*

MARINA FERBEJ



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

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## — *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

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## — *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.





# CULLERTON'S

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SCAN TO DISCOVER MORE

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