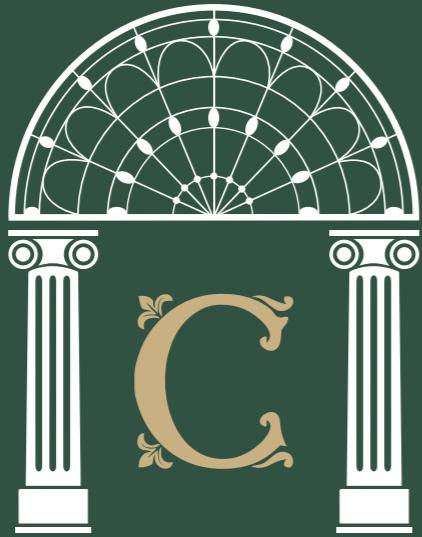
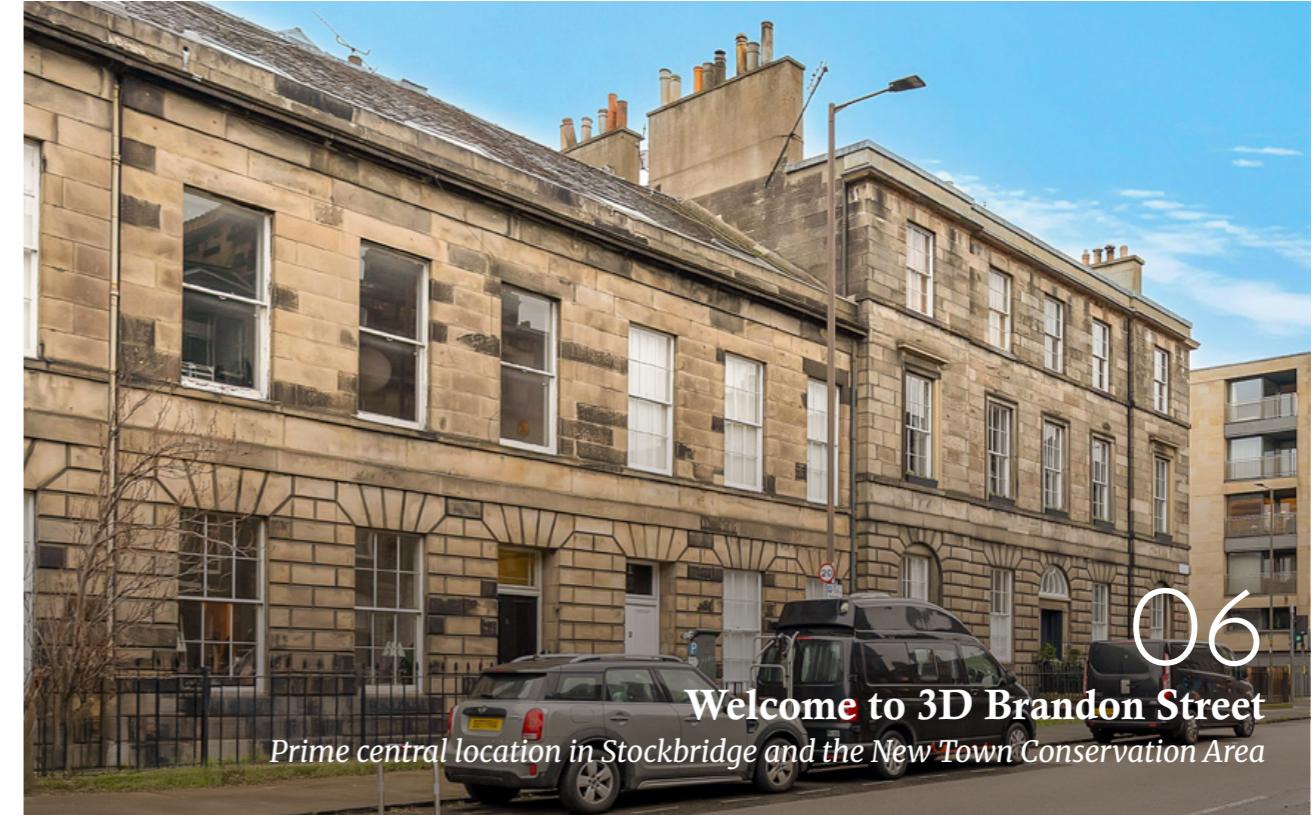


TABLE OF CONTENTS

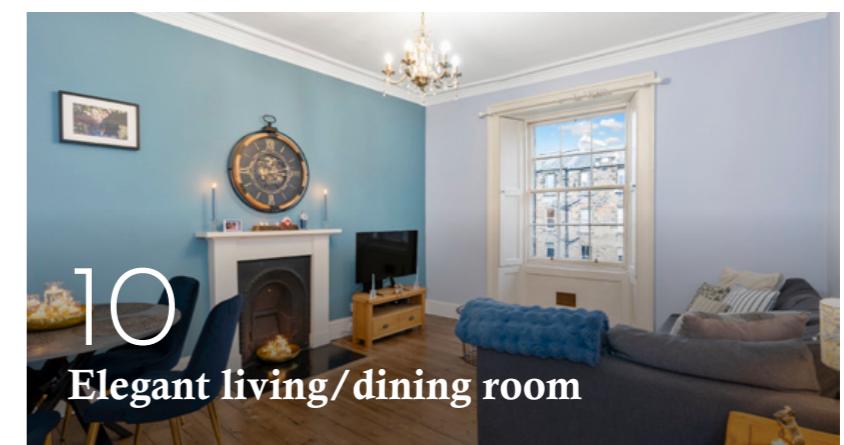


— The property expert behind the personalised service MARK CULLERTON

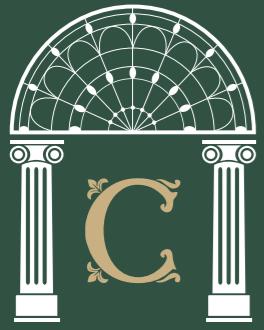
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward 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.



04	Floorplan
06	The property
09	The entrance
10	Reception room
15	New heritage-style kitchen



16	The bedrooms
25	The bathrooms
26	Prime location
30	Stockbridge



Property Name

3D Brandon Street

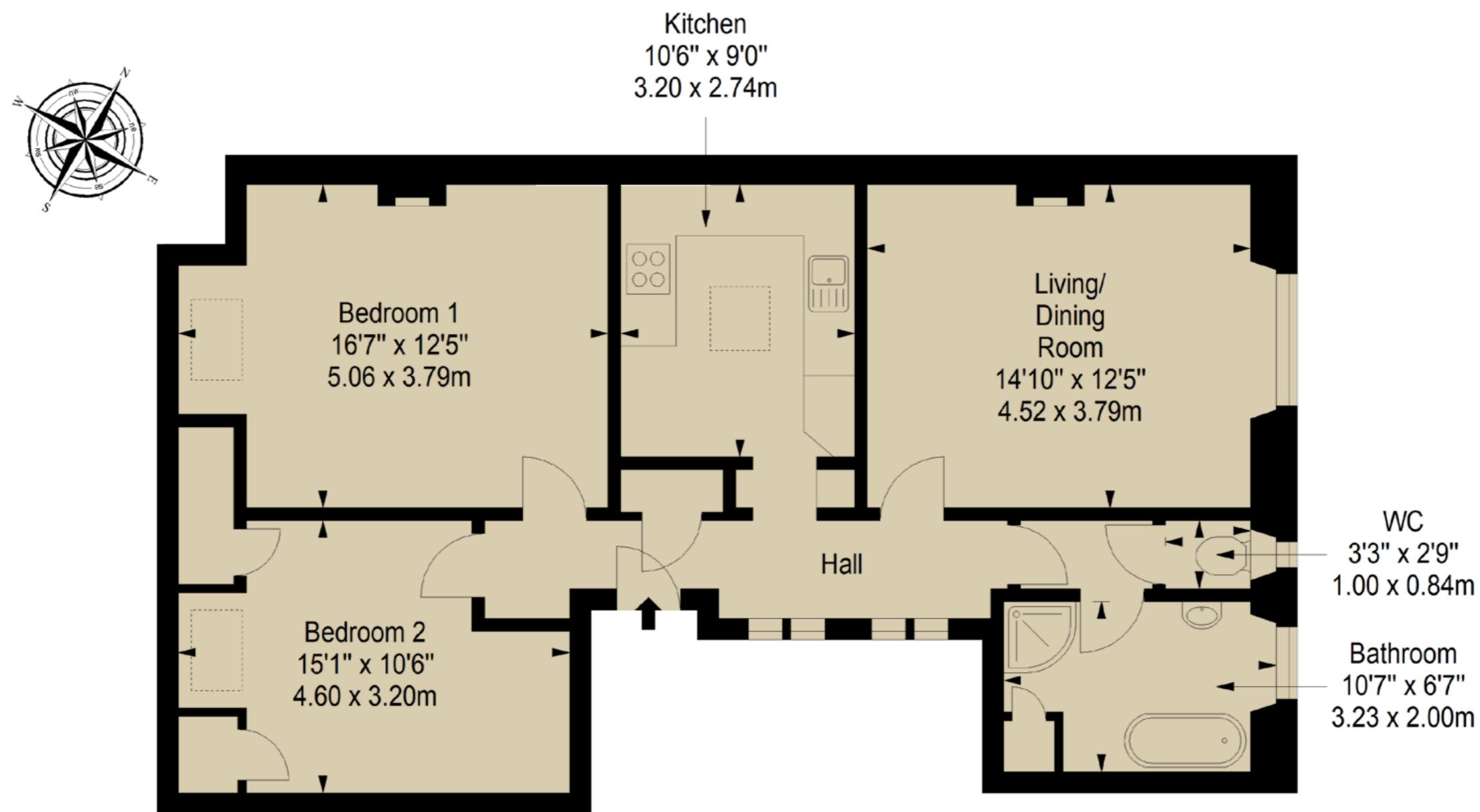
Approximate total area:

80.1 sq. metres (862 sq. feet)

Location

Stockbridge, Edinburgh, EH3 5DX

 - 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

- Envious 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.

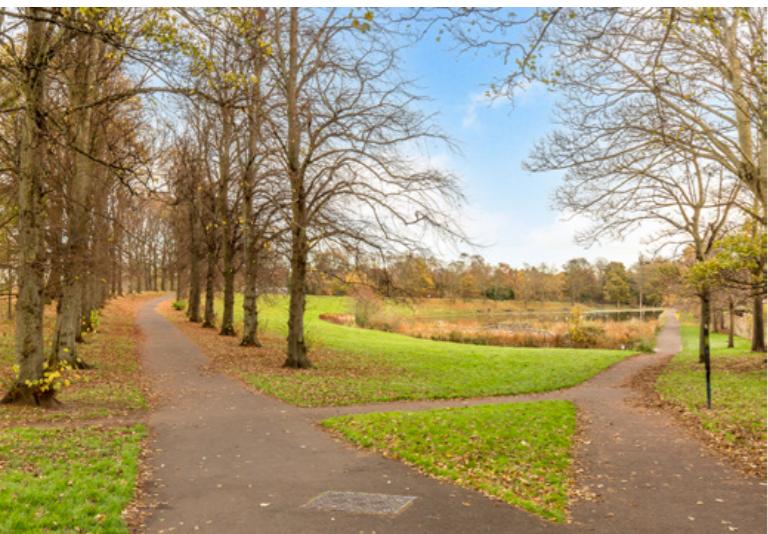


Moments from Stockbridge's shops, eateries, & pubs



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

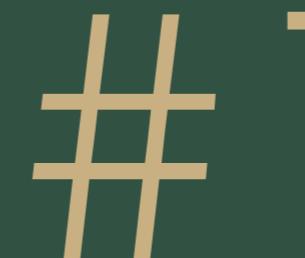
State Schools: Stockbridge Primary School, Broughton High School
Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls

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.



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

PARKS

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



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.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultants*

MARINA FERBEJ



TERRY THOMSON



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

07740 985812

marina@cullertonsproperty.co.uk

— *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.

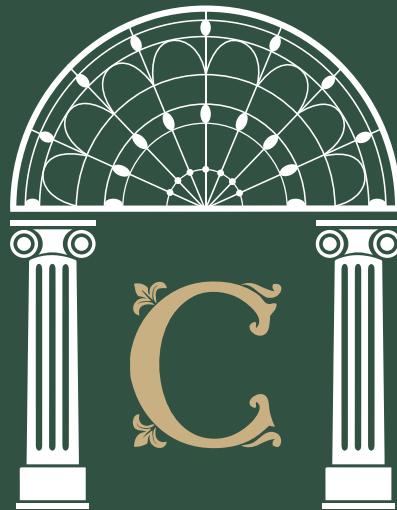
07977 904411

terry@cullertonsproperty.co.uk

— *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

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 or 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.