

# 29A, NELSON STREET

NEW TOWN, EDINBURGH, EH3 6LJ

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*Welcome to an exceptional two-bedroom Georgian apartment set on the lower ground floor of an historically important building in one of the most sought-after areas of Edinburgh city centre.*



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— The property expert behind the personalised service

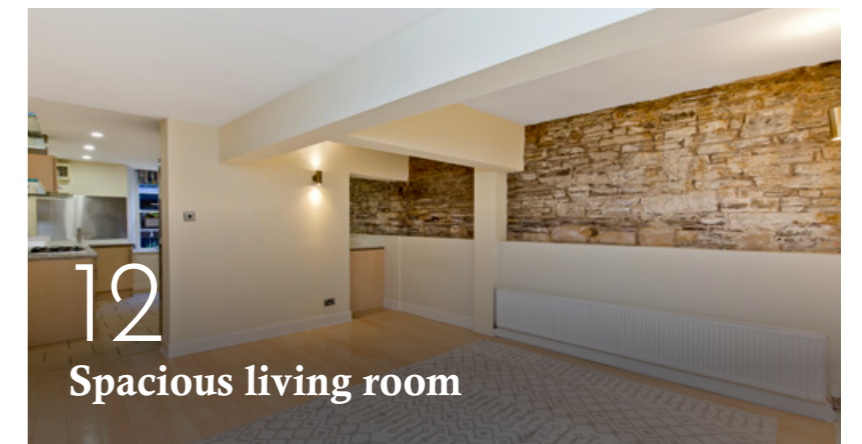
MARK CULLERTON

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.



Welcome to 29A Nelson Street  
An exceptional two-bedroom Georgian apartment

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Spacious living room



Two spacious double bedrooms

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## Property Name

29A, Nelson Street

## Location

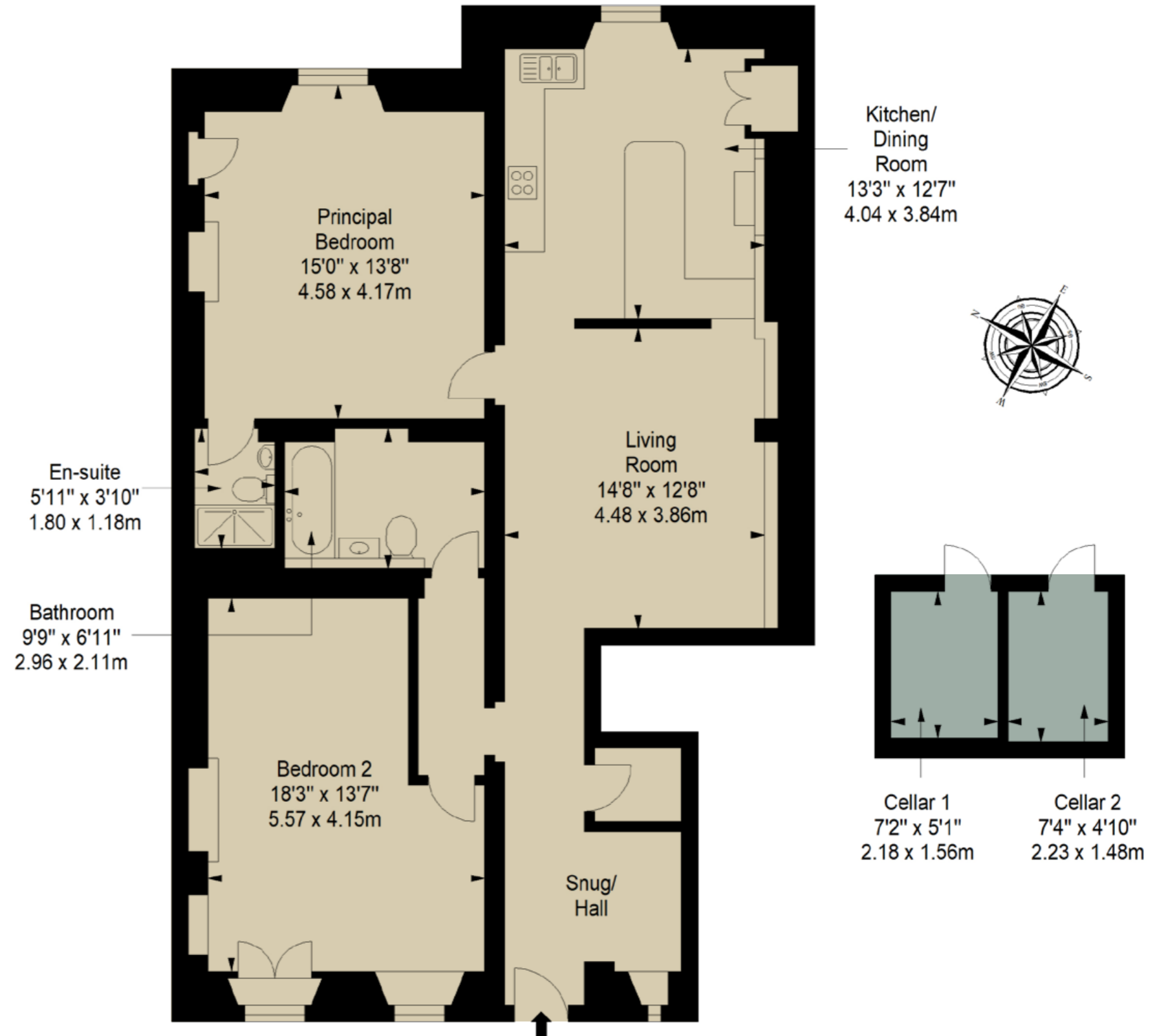
New Town  
EH3 6LJ

## Approximate total area:

109.3 sq. metres  
(1176.5 sq. feet)

 Lower Ground Floor

 Cellar





*Set in the  
New Town  
conservation  
area and World  
Heritage Site*





*The home itself offers the large rooms expected of its era, complete*

with a host of charming original details. It further benefits from modern neutral styling, as well as an interconnected open flow between the main accommodation. The kitchen/dining room is generously appointed and the two double bedrooms are served by a high-quality family bathroom and en-suite. The property also has a front courtyard garden with two cellar stores and homeowners have the option to apply for access to the stunning Queen Street Gardens East.

One of the most significant and best-preserved examples of urban planning in Britain, this exclusive main-door lower ground-floor apartment is part of an historic A-listed Georgian terrace (1812) by renowned architects Robert Reid and William Sibbald. It forms part of the iconic identity of Edinburgh and its rich architectural beauty, set within the prestigious New Town conservation area and World Heritage Site, with all the city centre offers within easy reach.

## GENERAL FEATURES

A large and exclusive lower ground-floor main-door apartment  
Part of an historically significant A-listed Georgian terrace (1812)  
Set in the New Town conservation area and World Heritage Site  
Modern neutral styling throughout and original period details  
Home Report value - £500,000  
EPC Rating - C

## ACCOMMODATION FEATURES

Inviting entrance hall with a neat snug and a walk-in cupboard  
Spacious living room openly connected to the hall and kitchen  
Large kitchen/dining room with an original period cooking stove  
Two spacious double bedrooms with charming features  
Modern en-suite shower room with a three-piece suite  
Contemporary family bathroom with a three-piece suite  
Gas central heating system and traditional sash and case windows

## EXTERNAL FEATURES

Delightful front courtyard garden with two dry-lined cellars  
Owners can apply for access to Queen Street Gardens East  
Controlled permit parking is available (Zone 6)

# Step inside



## *a beautiful city home*



A short flight of steps lead down to the home's private front door, which opens into a bright hall with a neat snug and a walk-in cupboard. It is a lovely introduction that immediately sets the interior standards.



Openly connected to the hall and mirroring its aesthetic, the living room features light décor and a rich wood-style floor, creating an inviting environment that is easy to style and pleasing to the eye. An exposed stone accent wall brings a touch of the building's history inside, adding character to the modern look.

# Open space and *modern styling*



## *Enriched by historic details*

Meanwhile, the large footprint (covering over 189 square feet) offers plenty of space for various layouts and a wide choice of comfortable furnishings.



# The kitchen

*A large kitchen/dining room  
with generous storage*

Adjacent to the living area, the kitchen maintains the open flow of accommodation whilst retaining its own sense of space, being nestled behind a partition with a handy serving bay. It continues the attractive styling too, with the rustic feature wall framing an original cast-iron period cooking stove. It is an eye-catching centrepiece, around which is

a fantastic range of timber-toned cabinetry and complementary worktops that include a dining bar return. A boiler cupboard provides added practicality, alongside the integrated appliances (five-burner gas hob, slimline extractor hood, double oven, and dishwasher). A freestanding fridge/freezer and a washer/dryer are also included.





Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a fridge/freezer, and a washer/dryer to be included in the sale.



*"... nestled behind a partition with a handy serving bay."*

# Two large double bedrooms

*with original features*





## *The principal suite*

The two bedrooms are both large doubles brightly illuminated by 12-pane sash and case windows. Neutral decoration adds to the airy ambience, while soft carpets ensure underfoot comfort. The principal suite has the added advantage of a press cupboard and a period cast-iron stove like the one in the kitchen. Best of all, it has the luxury of a modern en-suite shower room, equipped with sandy-toned tile work and a walk-in (rainfall) shower cubicle.



*“ ... the added advantage of a press cupboard and a period cast-iron stove . ”*



# The second bedroom



*Enjoying a southwest-facing aspect, as well as a shelved recess and a handsome feature fireplace for added decoration.*



# A contemporary

## *In addition to the en-suite,*

the property has a contemporary family bathroom just by the second bedroom. It features premium tile work and is comprised of a washbasin, a toilet, a large fitted mirror, a towel radiator, and a double-ended bathtub with handheld and overhead showers.

The property has gas central for year-round comfort, alongside traditional 12-pane sash and case windows for a cascade of natural light.



*family bathroom*



*"... perfect for finding a piece of solitude and quiet."*

Externally, the home is nestled behind a front courtyard garden which has a charming ambience and two dry-lined cellars, providing storage and space for creative possibilities. In addition, homeowners can apply for access to the Queen Street Gardens East. For a small yearly fee, this historic garden offers a substantial green space which is shared exclusively by local homeowners. Carefully maintained and lush with mature plants, it is a real oasis in the heart of the capital – perfect for finding a piece of solitude and quiet.

The property also falls within a controlled permit parking area (Zone 6), ensuring residents have space to park.



# Discover an oasis *in the heart of the capital*

# *New Town*

## Edinburgh



# Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode.

Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep, you will find a superb choice of top-rated restaurants, cafés, fashionable bars, and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top-name High Street retailers. Stockbridge offers a unique village atmosphere, and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries is in close proximity, including the National Portrait Gallery, the Gallery of Modern Art, and the Scottish National Galleries.

For days out, picnics or scenic walks, the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby, as is the breathtaking Calton Hill. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. The area offers an abundance of public transport services for commuting to any part of the city or other parts of the country. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area, and Waverley Station is conveniently close.



## SCHOOLS

State Schools: Broughton Primary School, St Mary's RC Primary School, Drummond Community High School, St Thomas of Aquin's RC High School

Independent Schools: ESMS Schools, The Edinburgh Academy, George Heriot's School, Fettes College

## CULTURE

Scottish National Gallery & Scottish National Portrait Gallery, Edinburgh Playhouse

## UNIVERSITY

University of Edinburgh, Heriot Watt University, Napier University, Queen Margaret University



COSMOPOLITAN LOCATION  
CLOSE TO WORLD-CLASS  
SHOPPING AND CULTURAL  
ATTRACTIONS

## LOCATION



City Centre

## TRANSPORT

Bus – All London Road, Leith Walk and Elm Row stops, 100 Airport

Tram Stop – St Andrew Square (0.3 miles)

Train Station – Waverley (0.5 miles)

Airport – Edinburgh International (8.0 miles)

## SPORTS

The Grange Club, Edinburgh Academicals Sports Grounds, Bannatyne Health Club, Nuffield Health Fitness & Wellbeing Gym

## PARKS

Queen Street Gardens (immediately close by, offering private access on payment of nominal fee), Princes Street Gardens, Calton Hill, Royal Botanic Garden

## CONSERVATION

New Town Conservation Area

## FOOD & DRINK

Restaurants, Fine Dining, Boutique & 5-star Hotels, Artisan Cafés, Traditional Pubs & Bars

— *Where truly bespoke service is the cornerstone of our ethos*

# WELCOME TO CULLERTON'S

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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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— *Property Consultant*

MARK CULLERTON



*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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