Enjoying an exclusive location at the heart of the capital, this spectacular sixth-floor penthouse apartment offers the ultimate in loft-style living, with breathtaking views over the city towards Calton Hill.
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 materials.

Contents

Planning Permission Granted to Extend

Upwards to create a new master bedroom and en-suite bathroom.

Stunning Easterly Views

Of Calton Hill

and some of the capital’s most iconic landmarks.

Newtown Edinburgh

- Distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets and beautiful private gardens, Edinburgh’s iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital.

Lavish whirlpool bath & large walk-in shower - The sleek four-piece bathroom is tiled in elegant cream porcelain, and features a lavish whirlpool bath and a large walk-in shower with a gleaming glass screen, plus a wide vanity unit with an inset basin, and a contemporary wall-hung WC.

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Cullerton’s Property

14 South St. Andrew Street

Cullertonsproperty.co.uk
14 SOUTH ST. ANDREW STREET
NEW TOWN, EDINBURGH, EH2 2AZ

- Sixth-floor penthouse apartment
- Welcoming entrance vestibule
- Vast, sun-drenched lounge and dining area
- Fabulous, fully-equipped designer kitchen
- Two double bedrooms with fitted wardrobes
- Ultra-luxurious four-piece bathroom
- Residents’ parking on St. Andrew Square/Zone 2
- Gas central heating and double glazing

HR VALUE £500,000

VIEWING ARRANGEMENTS - By appointment telephone Cullerton’s on 0131 225 5007

EPC Rating - D

FACTORIZING - The property is currently factored by Rydens and there is a monthly maintenance fee for the upkeep of the lift, stair and window cleaning and buildings insurance. For further information contact Cullerton’s on 0131 225 5007.
Towering high above the hustle and bustle of the capital, this spectacular sixth-floor penthouse apartment not only promises a luxurious loft-style home with breathtaking views, but also the ultimate city lifestyle in Edinburgh’s exclusive New Town. In addition to the immaculate, fully refurbished accommodation already on offer, planning permission has been granted to extend upwards to create a new master bedroom and en-suite bathroom with even more striking views across the city and the Firth of Forth. The property benefits from two residents’ parking permits (Zone 2) for the parking bays on St. Andrew Square, opposite Harvey Nichols.

Accessed via a lift and short flights of stairs to the front door of the flat, the welcoming entrance vestibule leads into the vast open-plan living area, where wide hardwood floorboards and crisp white walls set a chic, minimalist tone. Made for entertaining, the space is flooded with natural light from triple-aspect windows (north/south/west) and two tremendous skylights over the versatile lounge and convivial dining area. At the far end of the room, the fabulous red-gloss designer kitchen is arranged around a central island with bar seating, and comprises an array of handleless base units topped with beautiful grey granite, plus a bank of tall larder units and glass-fronted wall cabinets.
Stylish and functional in equal measure, the kitchen is fully equipped with integrated appliances, including a five-ring gas hob and a ceiling-mounted cylindrical cooker hood, an electric single oven, a combination microwave oven, a wine cooler, a washing machine, a condensing tumble dryer and a dishwasher, and is replete with an impressive American-style fridge/freezer.
The sleek four-piece bathroom is tiled in elegant cream porcelain, and features a lavish whirlpool bath and a large walk-in shower with a gleaming glass screen, plus a wide vanity unit with an inset basin, and a contemporary wall-hung WC.

LAVISH WHIRLPOOL BATH & LARGE WALK-IN SHOWER
Both double bedrooms enjoy stunning easterly views of Calton Hill and some of the capital’s most iconic landmarks.

Positioned at the other end of the apartment, on either side of the entrance vestibule, are two magnificent double bedrooms with substantial fitted wardrobes. Similar in style yet each unique in character, both double bedrooms enjoy stunning easterly views of Calton Hill and some of the capital’s most iconic landmarks, namely the National Monument of Scotland, the Nelson Monument and the City Observatory.
The enormous master bedroom benefits from additional skylights and a sliding door into the open-plan living area, while the second double bedroom boasts triple south-facing windows. Gas central heating system and double glazed windows throughout ensure optimum home comfort and efficiency all year round.
THE AREA

CITY CENTRE

TRANSPORT
Bus – All Princes Street stops, 100 Airport
Tram Stop – St. Andrew Square (125 metres)
Train Station – Waverley (0.1 miles)
Airport – Edinburgh International (7.7 miles)

CULTURE
Scottish National Gallery & Scottish National Portrait Gallery, Edinburgh Playhouse

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

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, Broughton High School, George Heriot’s School, Fettes College

Universities
University of Edinburgh

PARKS
Princes Street Gardens, Queen Street Gardens, Calton Hill, Royal Botanic Garden Edinburgh

COSMOPOLITAN LOCATION
CLOSE TO WORLD-CLASS SHOPPING AND CULTURAL ATTRACTIONS

NEW TOWN
EDINBURGH

Distinguished by its elegant Georgian and neo-classical architecture, tranquil cobbled streets and beautiful private gardens, Edinburgh’s iconic New Town has long been one of the most prestigious and sought-after residential locations in the capital.

The historic conservation area and UNESCO World Heritage Site is a centre for art, history and culture, and home to some of the country’s finest art galleries and collections, including the Scottish National Gallery and Scottish National Portrait Gallery. At the heart of the world’s leading festival city, New Town plays also host to various festivals throughout the year, particularly the International Book Festival in Charlotte Square and the renowned Hogmanay celebrations. For first-class shopping, Princes Street and George Street offer a diverse blend of high-street stores and luxury retailers, while Harvey Nichols and Multrees Walk is the place for high fashion and couture. The buzzing New Town nightlife has something for every occasion, from cosmopolitan cocktail bars and nightclubs, to award-winning pubs, restaurants and eateries. New Town residents also have some of the capital’s most beautiful green spaces right on their doorstep, including Princes Street Gardens and the Royal Botanic Garden Edinburgh. New Town is within the catchment area for Broughton Primary School and Drummond Community High School, and is also well-placed for some of Edinburgh’s top independent schools, from nursery right through to senior level. Owing to its central location, New Town is served by unrivalled public transport links, including a comprehensive bus network, a tramline between York Place and Edinburgh International Airport, and national rail links from Waverley station.

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14 SOUTH ST. ANDREW STREET | CULLERTONPROPERTY.CO.UK 19
APPROVED
PLANNING ELEVATIONS
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

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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.
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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.