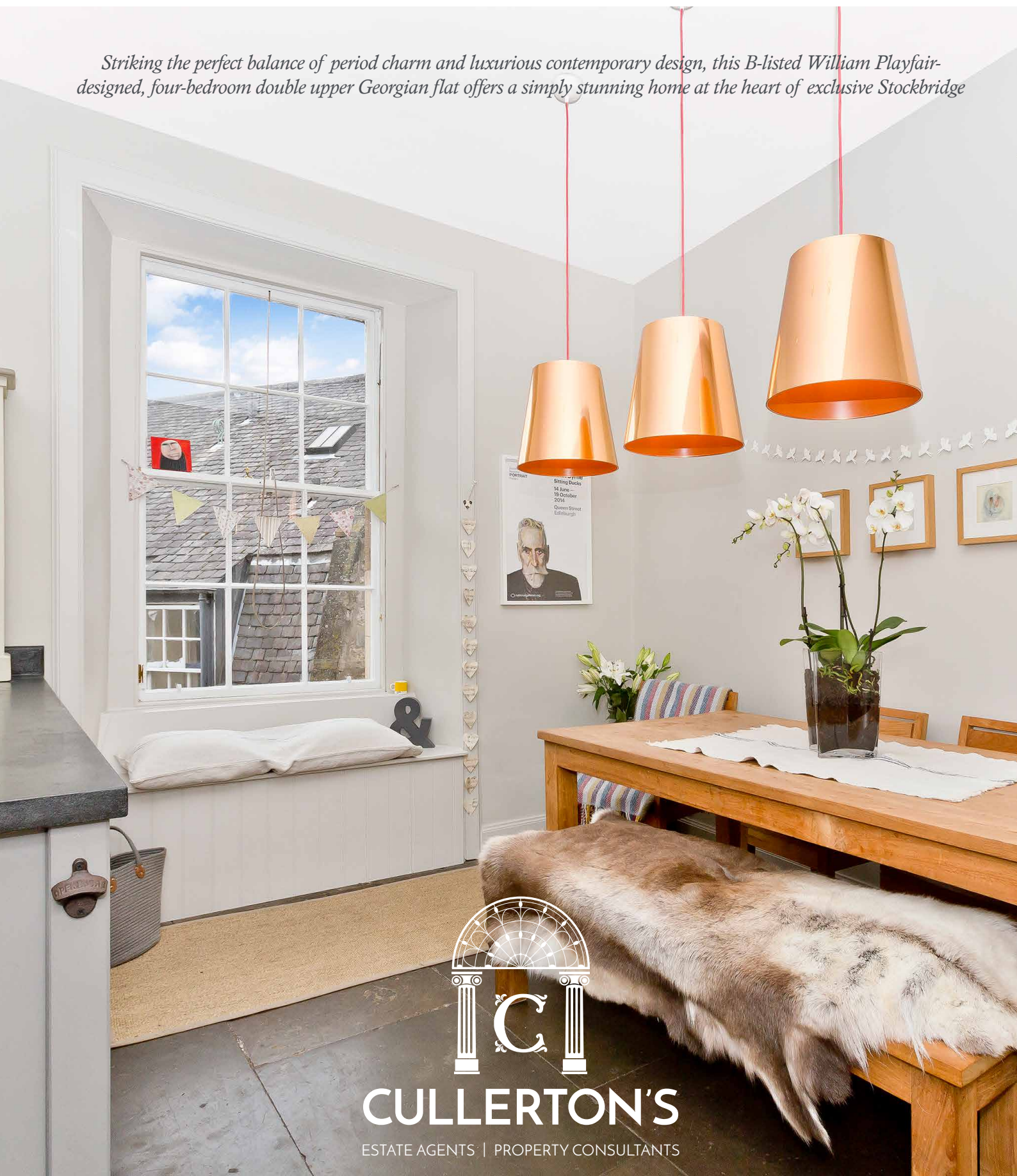


# 27/4 NORTH WEST CIRCUS PLACE

STOCKBRIDGE, EDINBURGH, EH3 6TP

*Striking the perfect balance of period charm and luxurious contemporary design, this B-listed William Playfair-designed, four-bedroom double upper Georgian flat offers a simply stunning home at the heart of exclusive Stockbridge*



**CULLERTON'S**

ESTATE AGENTS | PROPERTY CONSULTANTS





# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

## 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 material.

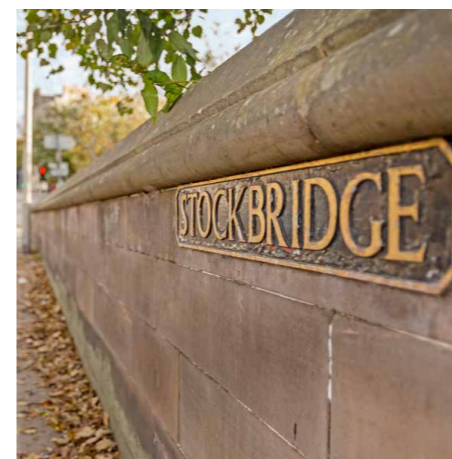
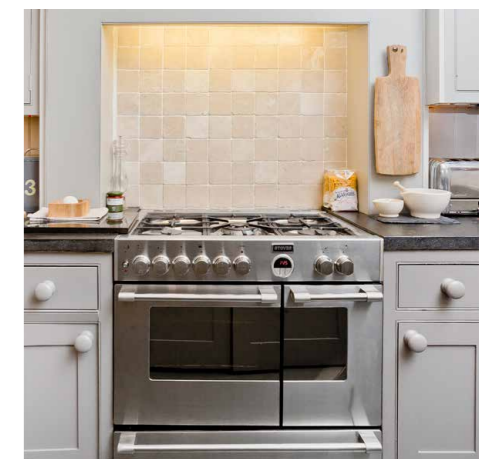
# CONTENTS



MAGNIFICENT

{ B-LISTED }

*double upper flat*



TRANSFORMED

{ *into a luxurious  
city home, whilst  
retaining a wealth  
of desirable  
Georgian features* }



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**The elegant lounge** - At the end of the hall, the elegant lounge is characterised by two splendid sash-and-case windows with original shutters, and at the focal point of the room is a dramatic open fireplace, flanked by an authentic Edinburgh Press.

27

**Stockbridge, Edinburgh** - Forming part of 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.



# HR VALUE £650,000

Viewing Arrangements - By appointment telephone Cullerton's on 0131 225 5007

EPC Rating - D

- Magnificent B-listed double upper flat
- Impressive and welcoming hall
- Breathtaking kitchen/dining area
- Elegant lounge with adjoining study
- Master bedroom with en-suite shower room
- Three charming double bedrooms
- Immaculate bathroom & separate shower room
- Convenient utility cupboard & WC
- Well-maintained shared garden
- Shared lock-up & cellar storage
- Residents' permit parking (Zone 5A)
- Gas central heating & partial double/secondary glazing



## 27/4 NORTH WEST CIRCUS PLACE

STOCKBRIDGE, EDINBURGH, EH3 6TP



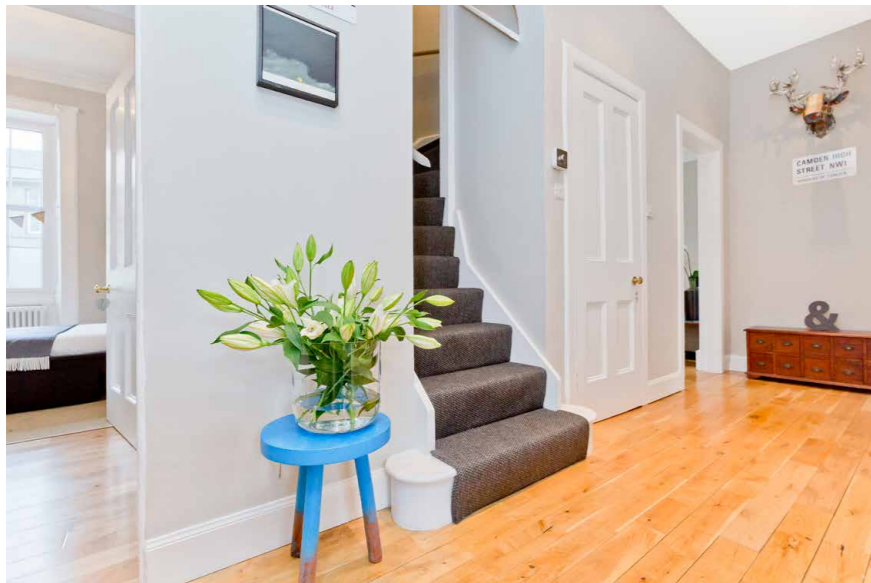
*Nestled in coveted Stockbridge and within the New Town conservation area, this B-listed double upper flat has been transformed into a luxurious city home, whilst retaining a wealth of desirable Georgian features, including original sash-and-case windows and a collection of exquisite fireplaces. These are complemented by a cohesive interior design concept that draws on a palette of soft greys and white, paired with natural oak and rustic stone.*





## THE PROPERTY

From the secure entrance on North West Circus Place, a well-kept traditional staircase sweeps up to the handsome front door, whose rich blue/grey hue and brassware sets the scene for the accommodation to follow. As you step into the grand yet welcoming hall, you are instantly drawn to the breathtaking kitchen/dining area on the right.







# A STUNNING MELANGE OF CLASSIC GEORGIAN AND PARED-BACK SCANDINAVIAN DESIGN

*Floored in weathered flagstones, the south-facing room is a stunning melange of classic Georgian and pared-back Scandinavian design, with hints of luxury.*





## BREATHTAKING KITCHEN/DINING AREA

The bespoke hand-made kitchen is a testament to simple and beautiful craftsmanship, hand-painted in grey and topped with solid concrete. In addition to extensive concealed and open storage, the kitchen hosts a full range of appliances, including a gleaming Stoves dual-fuel range cooker, a fridge, a freezer and a dishwasher. A trio of copper pendants illuminates the convivial dining area, and here a charming window seat provides a tranquil spot to sit and gaze out over the city rooftops.





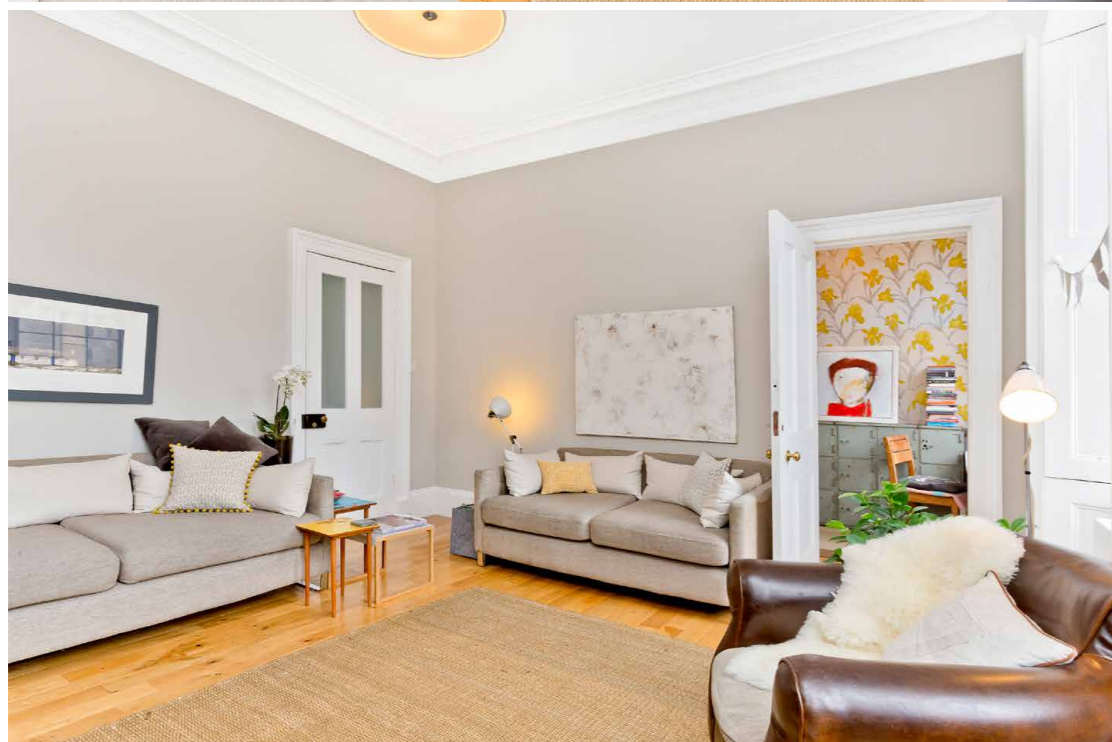
# THE ELEGANT LOUNGE

*At the end of the hall, the elegant lounge is characterised by two splendid sash-and-case windows with original shutters, and at the focal point of the room is a dramatic open fireplace, flanked by an authentic Edinburgh Press.*





*The lounge also boasts an adjoining study, which would lend itself to endless uses, such as a home office, library or playroom.*







## SOUTH-FACING MASTER BEDROOM

*Also on this level are the vast, south-facing master bedroom, which enjoys its own en-suite shower room; another enchanting double bedroom, a convenient two-piece WC and practical utility room tucked neatly under the stairs.*















## THE UPPER LEVEL

*Upstairs, the first floor accommodates two south-facing double bedrooms (one with extensive built-in wardrobes and access to substantial eaves storage) that share the immaculate three-piece bathroom and separate shower room. Designed to match the en-suite and WC downstairs, the contemporary-classic bathroom combines modern tiles with traditional tongue-and-groove panelling, and features a bathtub with a shower tap, a wall-hung basin and a back-to-wall WC. Gas central heating powered by a new Worcester-Bosch combi boiler (installed July 2016) and partial double glazing/secondary glazing ensure optimum comfort and efficiency.*

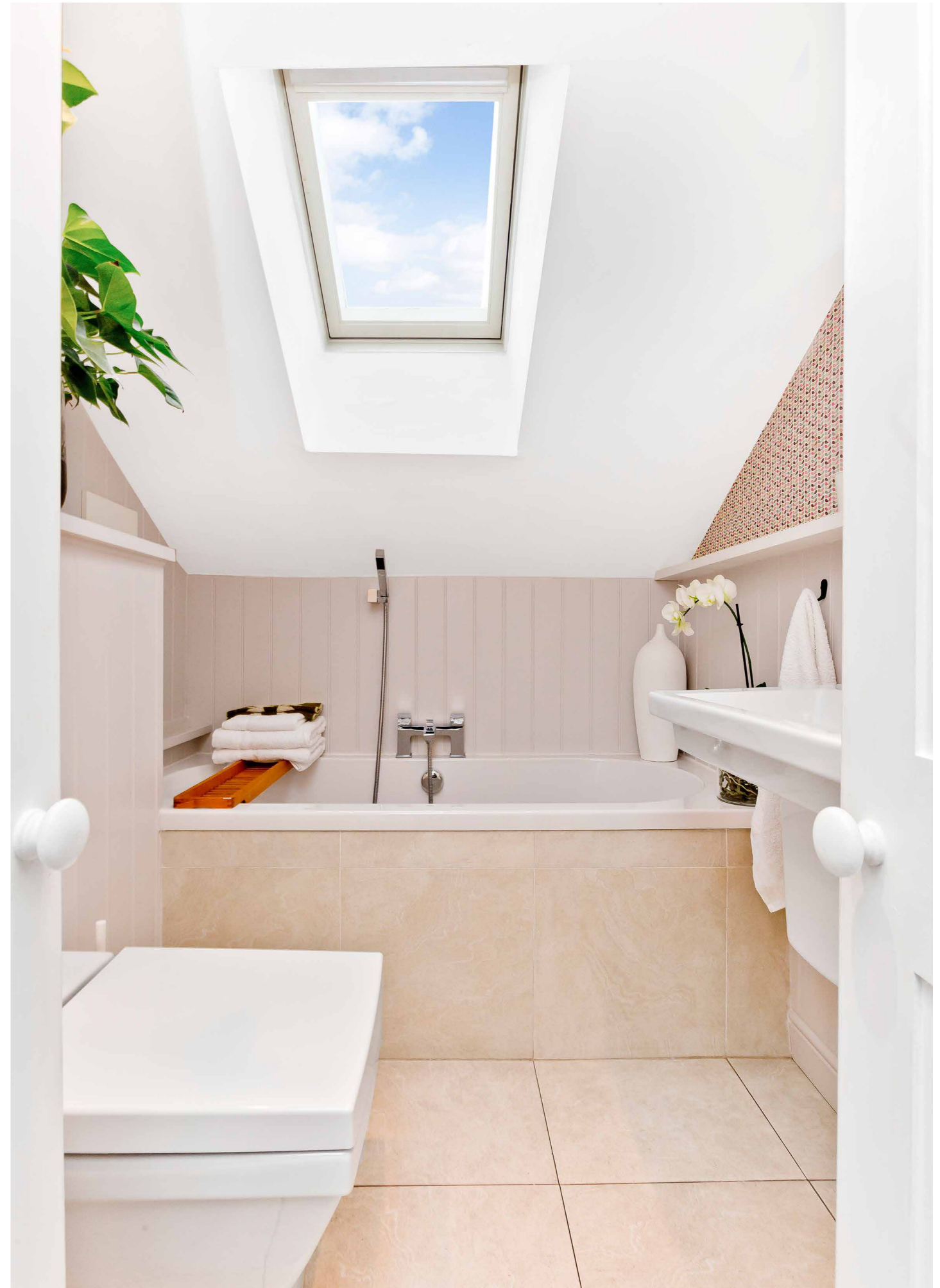
*Externally, the flat enjoys use of a well-maintained suntrap garden, plus shared cellar storage and a shared bike lock-up. The property also benefits from Zone 5A permit parking in the vicinity.*





# CONTEMPORARY-CLASSIC BATHROOM

*Designed to match the en-suite and WC downstairs*





### SCHOOLS

State Schools: Stockbridge Primary School, Flora Stevenson Primary, Broughton High School

Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls.

### TRANSPORT

Bus – 24, 29, X29, 36, 42

Tram Stop – Princes Street (0.9 miles)

Train Station – Edinburgh, Waverley (1 mile)

Airport – Edinburgh International (7.5 miles)

### CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library



**EXCLUSIVE VILLAGE-STYLE LOCATION AT THE FOOT OF THE NEW TOWN.**

### LOCATION



15-minute walk to the city centre

### PARKS

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

### SHOPPING

Outstanding Independent retailers and grocers. Supermarkets including Waitrose and Sainsbury's. Stockbridge Farmer's Market. Luxury brands at Multrees Walk and George Street in the New Town.

### FOOD & DRINK

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

### SPORTS

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



## STOCKBRIDGE EDINBURGH

*Forming part of 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.*



# A VIBRANT BLEND OF EXCLUSIVE BOUTIQUES

*Stockbridge village has the perfect venue for every occasion, from trendy bars and award-winning restaurants, to cosy traditional pubs and coffee shops.*

Its bustling main street features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket and the weekly farmers' market (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, right on their doorstep. 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 York Street tram terminus and Edinburgh Waverley station.







**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.





# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

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0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)

## 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.