

38/1 LEARMONTH GROVE

STOCKBRIDGE, EDINBURGH, EH4 1BW

Enchanting one-bedroom ground floor flat within a stone-built Edwardian tenement in desirable Stockbridge, promising a charming period home with a versatile box room and a private front garden



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.

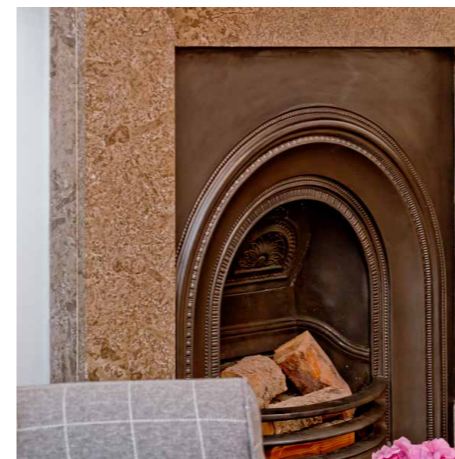
AN AWARD-WINNING CREATIVE TEAM

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



PRIVATE
FRONT
GARDEN



ORIGINAL
{ SASH
CASE }
WINDOWS

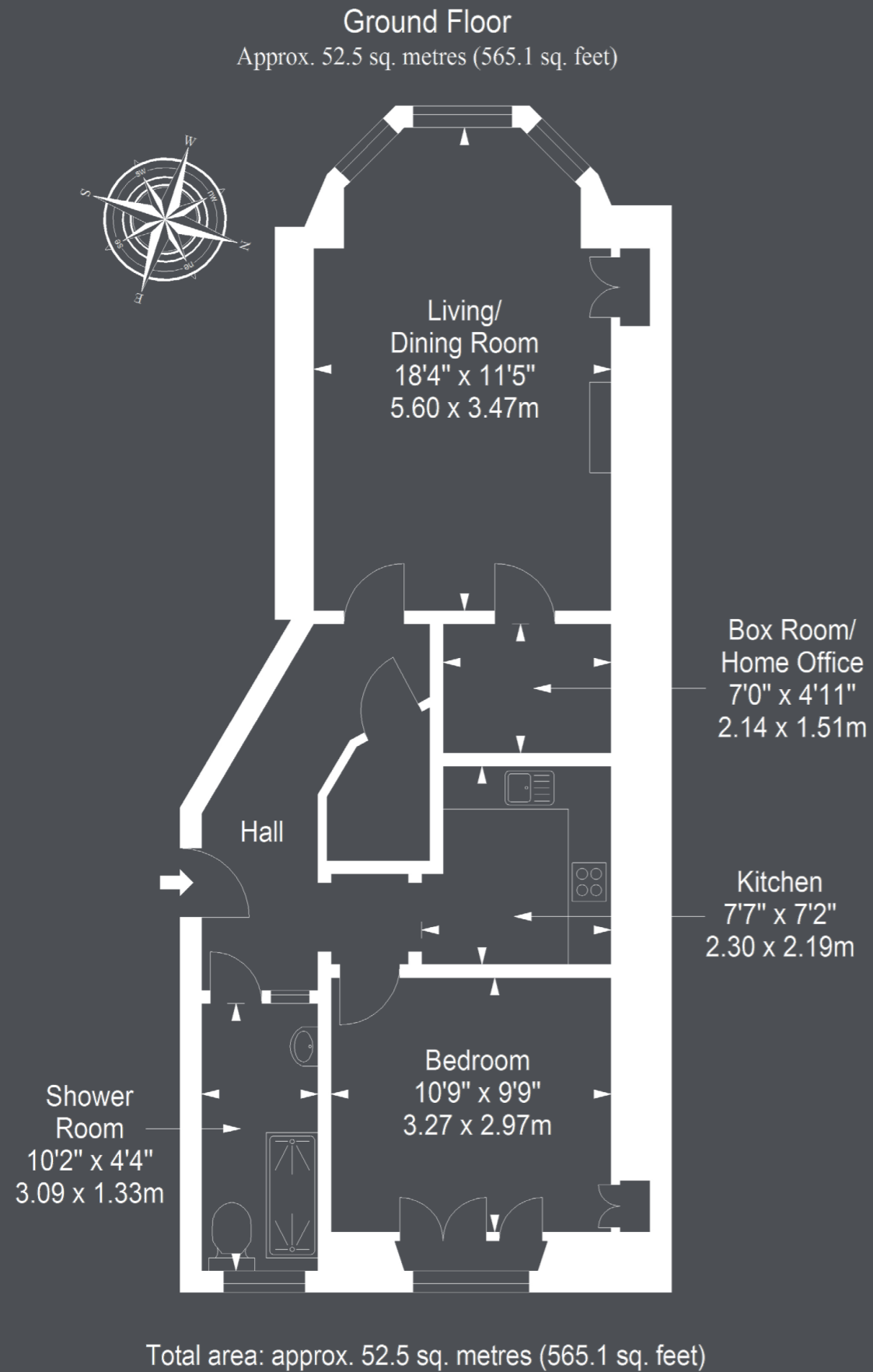


12

Contemporary kitchen - Returning to the hall, an archway leads into the contemporary kitchen: here an array of gloss white cabinets paired with timber-effect worktops provide ample storage and workspace, whilst housing a full complement of integrated appliances.

18

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.



38/1 LEARMONTH GROVE

STOCKBRIDGE, EDINBURGH, EH4 1BW



HR VALUE £265,000

Viewing arrangements

Sunday 2-4pm or by appointment telephone Cullerton's on 0131 225 5007

EPC Rating - D

- Traditional ground floor tenement flat
- Welcoming hall with a utility cupboard
- Living/dining room with an open fireplace
- Immaculate contemporary kitchen
- Spacious double bedroom with built-in storage
- Versatile box room/home office
- Bright and modern shower room
- Private, west-facing front garden
- Shared rear garden with a communal shed
- Residents' permit parking (Zone N3)
- Gas central heating with a smart thermostat
- Original sash-and-case windows



THE PROPERTY

Forming part of a classic Edwardian tenement on tranquil Learmonth Grove, this one-bedroom ground floor flat offers an attractive home within minutes' walk of bustling Stockbridge and beautiful Inverleith Park. The property has retained a wealth of delightful period features such as original sash-and-case windows, stripped floorboards and ornate cornicing, all of which are stylishly enhanced by contemporary kitchen and bathroom design.





WEST-FACING BAY WINDOW

Positioned behind a private front garden populated with a colourful hydrangea and fragrant lavender, the stone-built property instantly endears with its handsome bay window, Edwardian doorbells and stained-glass transom above the main entrance. Accessed via secure entry-phone system and a well-maintained communal stairwell, the front door opens into a welcoming hall with rustic stripped floorboards. In the living/dining room, a west-facing bay window framed by classic timber panelling fills the room with light and provides a convivial dining area overlooking the front garden. This leaves flexible scope for comfortable seating around the inviting pink granite and cast-iron fireplace, which is flanked by an open Edinburgh Press.







CONTEMPORARY KITCHEN



The versatile box room/home office adjacent boasts a vaulted ceiling, and benefits from lighting, power sockets and useful fitted shelving. Returning to the hall, an archway leads into the contemporary kitchen: here an array of gloss white cabinets paired with solid timber worktops provide ample storage and workspace, whilst housing a full complement of integrated appliances. These include an electric ceramic hob with a stainless steel cooker hood, an electric single oven/grill, a dishwasher and a fridge/freezer. The kitchen is supplemented with a good-sized utility cupboard, which is plumbed for a washing machine and offers additional storage space.

SPACIOUS DOUBLE BEDROOM



The spacious double bedroom enjoys a tranquil outlook over the rear garden, and benefits from built-in storage under the window and generous storage/airing space above the boiler cupboard.

Also positioned at the rear is the stylish shower room, which is immaculately tiled in neutral tones and features a glazed double shower compartment and a large vanity unit with a countertop basin. The property benefits from gas central heating powered by a recently refitted combi boiler with a wireless thermostat controllable via smart mobile device or PC.



In addition to the private front garden, the flat enjoys access to a large shared rear garden with a communal shed. Residents' permit parking (Zone N3) and pay & display parking is available on Learmonth Grove.

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

#1

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

LOCATION

{ 15 }

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

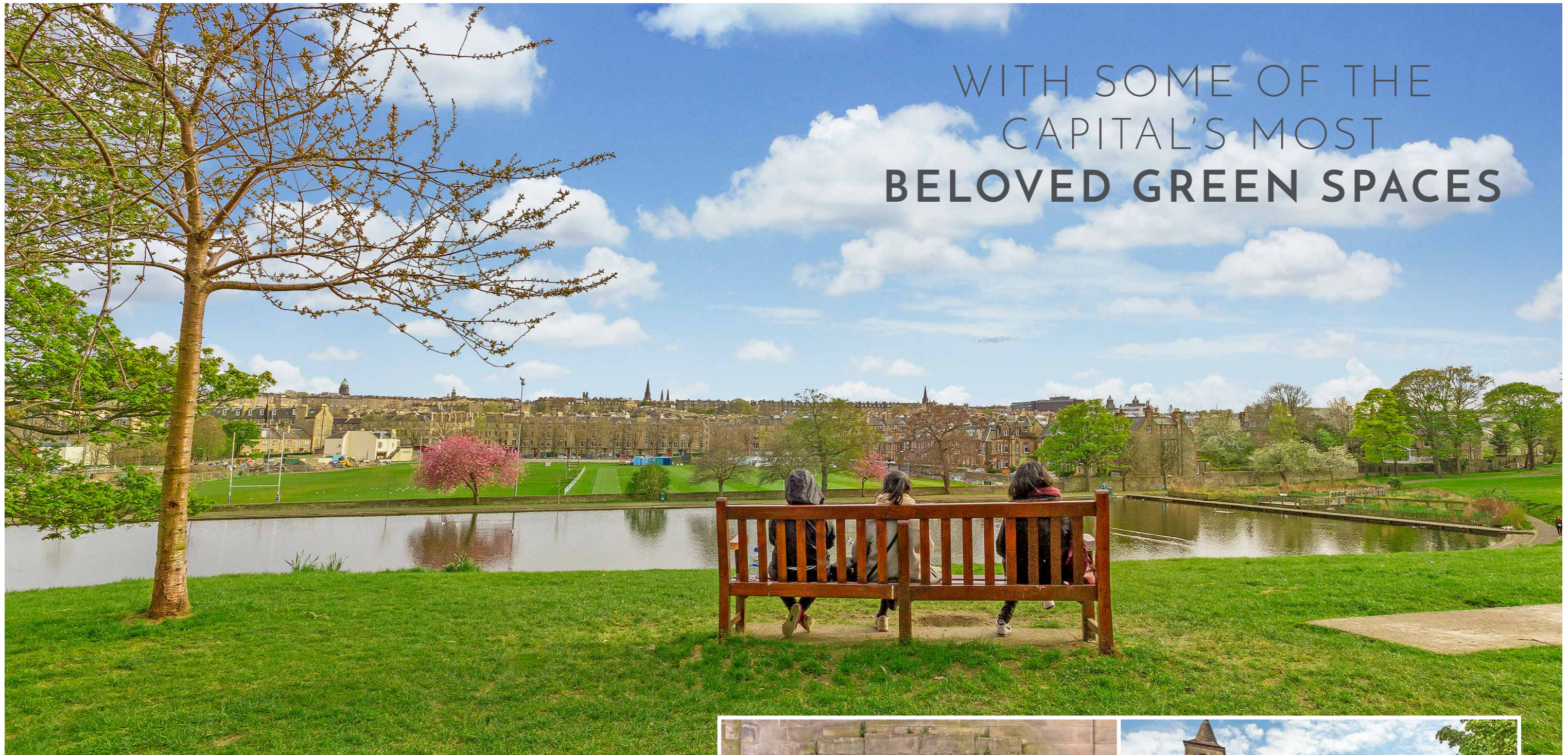
Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh



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.

WITH SOME OF THE CAPITAL'S MOST BELOVED GREEN SPACES



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 Edwardian 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 Place tram terminus and Edinburgh Waverley station.





MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

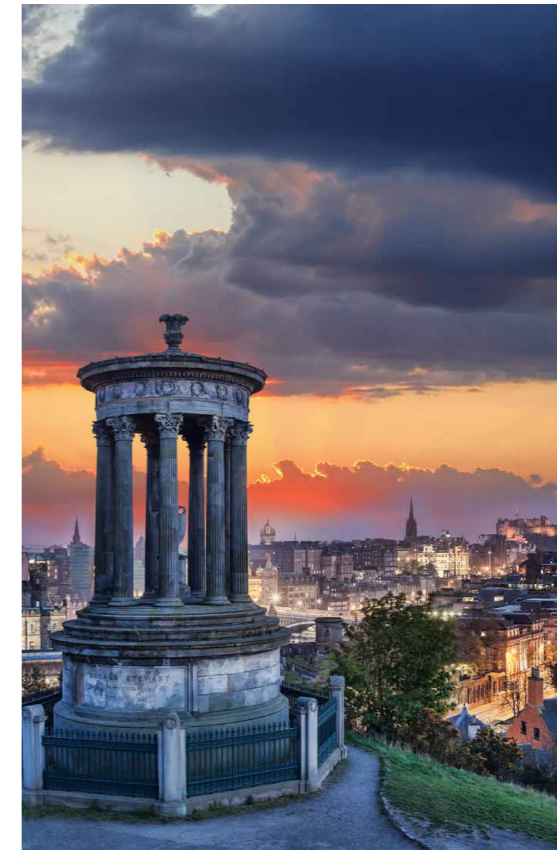
Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, 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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

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.