

3 MARY'S PLACE

STOCKBRIDGE, EDINBURGH, EH4 1JH

Rarely available B-listed Georgian townhouse conversion at the heart of Stockbridge, comprising three unique apartments each with access to a secluded, south-facing shared garden



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

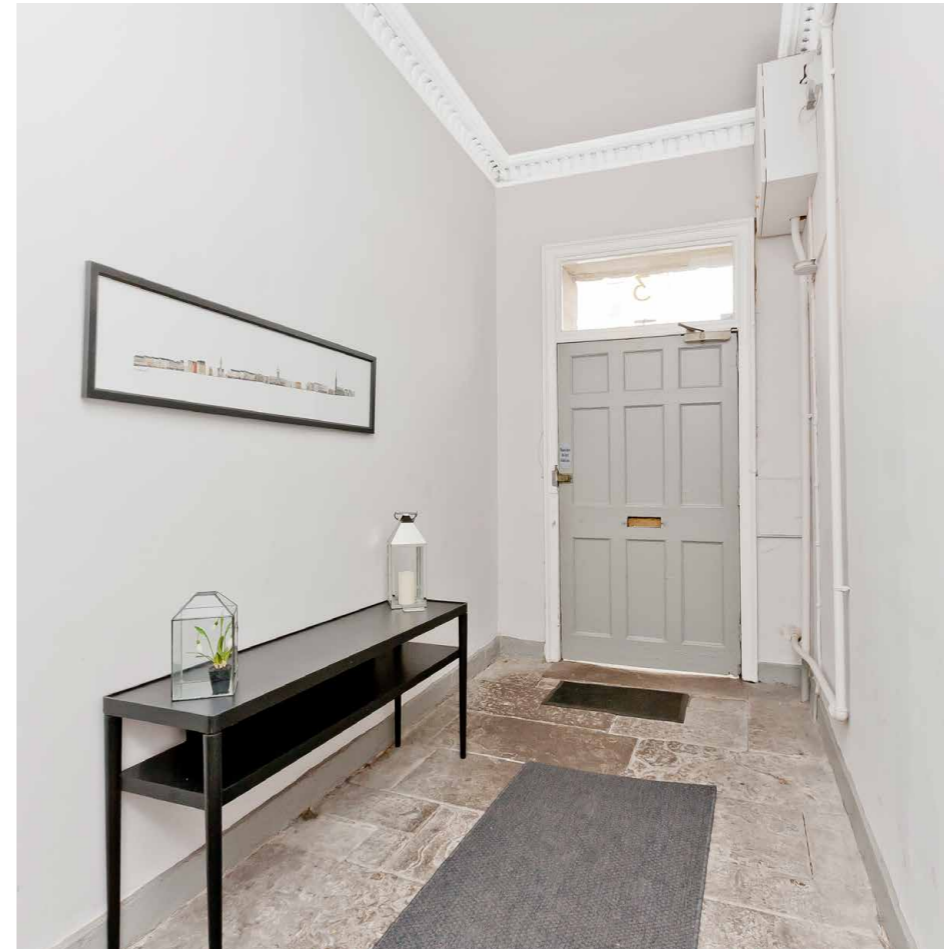
WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

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.

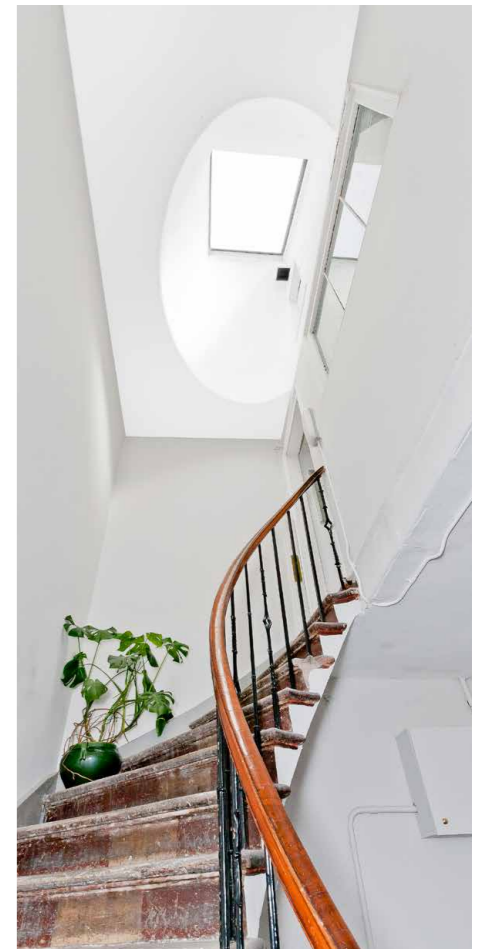
AN AWARD-WINNING CREATIVE TEAM

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



SECURE
STORAGE
CELLAR



ORIGINAL
{ SASH
CASE }
WINDOWS

4

3 Mary's Place - Forming part of a B-listed Georgian terrace on Raeburn Place, No. 3 Mary's Place has been sympathetically converted into three outstanding apartments, which are characterised by magnificent proportions and desirable period features, including original sash-and-case windows.

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.

3 MARY'S PLACE STOCKBRIDGE

EDINBURGH, EH4 1JH

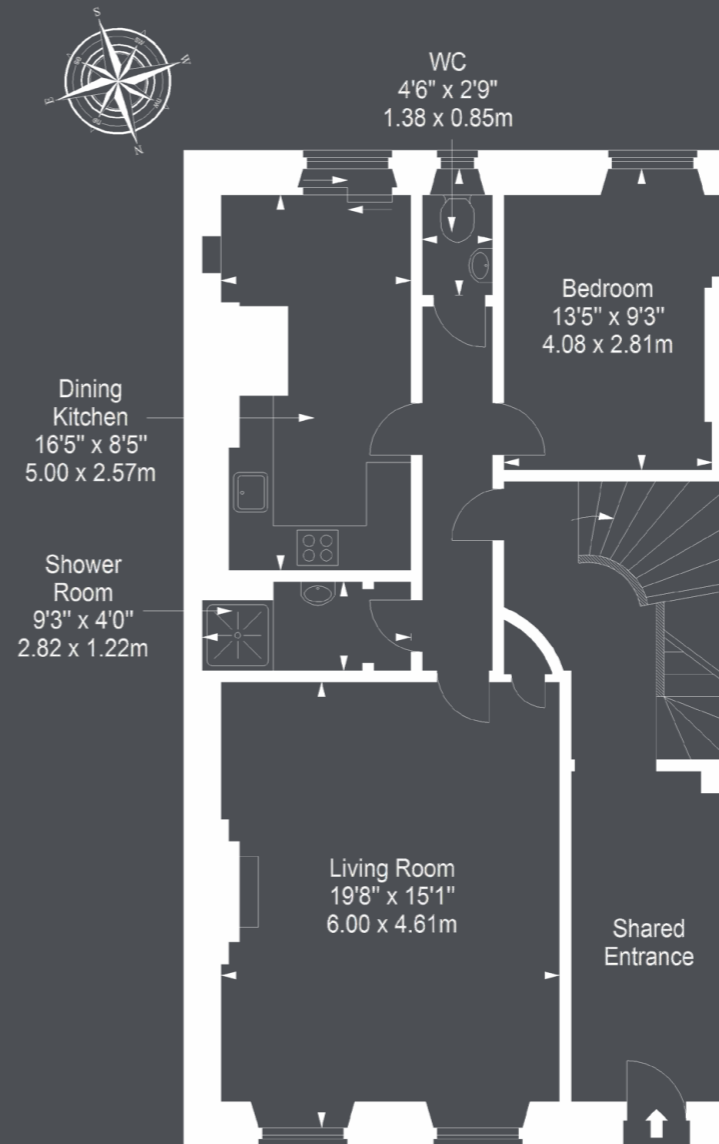


Forming part of a B-listed Georgian terrace on Raeburn Place, No. 3 Mary's Place has been sympathetically converted into three outstanding apartments, which are characterised by magnificent proportions and desirable period features, including original sash-and-case windows.

Set back from the road behind a garden, the handsome front door swings open into the breathtaking shared entrance. Flooded with light from a spectacular cupola, its vast proportions, coveted flagstone floor and elaborate staircase are all reminiscent of the building's distinguished heritage.

FLOORPLAN AND FEATURES

Ground Floor - Flat 1



Total area: approx. 66.0 sq. metres (710.0 sq. feet)

Lower Ground Floor - Communal Entrance



Total area: approx. 14.0 sq. metres (150.7 sq. feet)

GF - HR VALUE £300,000

VIEWING ARRANGEMENTS

By appointment telephone Cullerton's on 0131 225 5007

EPC RATING - D

- Grand living room with a period fireplace
- Charming south-facing dining kitchen
- Bright and spacious double bedroom
- Pristine shower room and two-piece WC
- Secure storage cellar
- Sash-and-case windows with shutters
- Gas central heating with a brand new combi boiler

EPITOME OF GEORGIAN GRANDEUR

In the ground floor flat, the vast living room is the epitome of Georgian grandeur, characterised by twin sash-and-case windows with working shutters, stripped floorboards, handsome wall panelling and intricate cornicing. At the heart of the room is an original fireplace with a cast-iron insert, as well as a beautiful tiled hearth.





SOUTHERLY ASPECT

OVERLOOKING THE REAR GARDEN

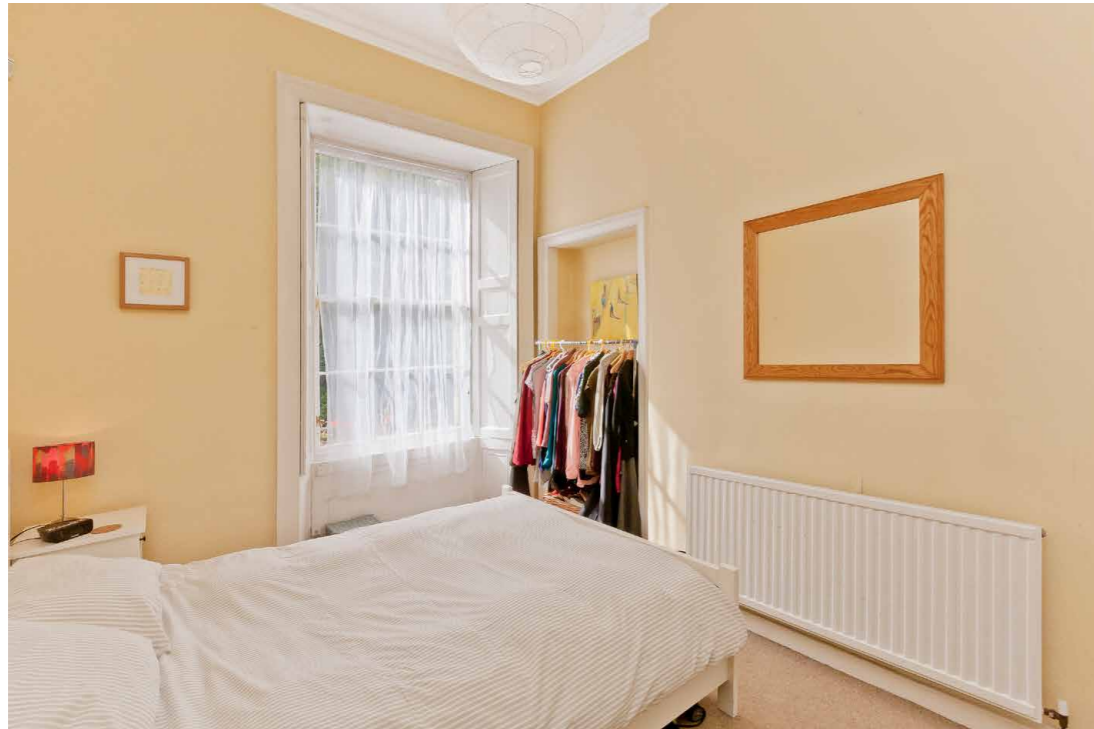
The convivial dining kitchen to the rear enjoys a fabulous southerly aspect overlooking the rear garden, and offers a fantastic space for relaxed entertaining. The sage-green fitted kitchen provides ample storage, as well as an integrated electric hob, an electric single oven/grill and a fridge/freezer. The kitchen houses the brand new Worcester Bosch combi boiler.





SPACIOUS DOUBLE BEDROOM & SHOWER ROOM

Completing the accommodation is a bright and spacious double bedroom; an immaculate shower room comprising a glazed shower compartment, a vanity unit with an inset basin and a chrome towel radiator; and a separate two-piece WC. The apartment further benefits from secure storage in the form of a private cellar, as well as gas central heating.



1 F - HR VALUE £350,000

VIEWING ARRANGEMENTS
By appointment telephone Cullerton's on 0131 225 5007

EPC RATING - D

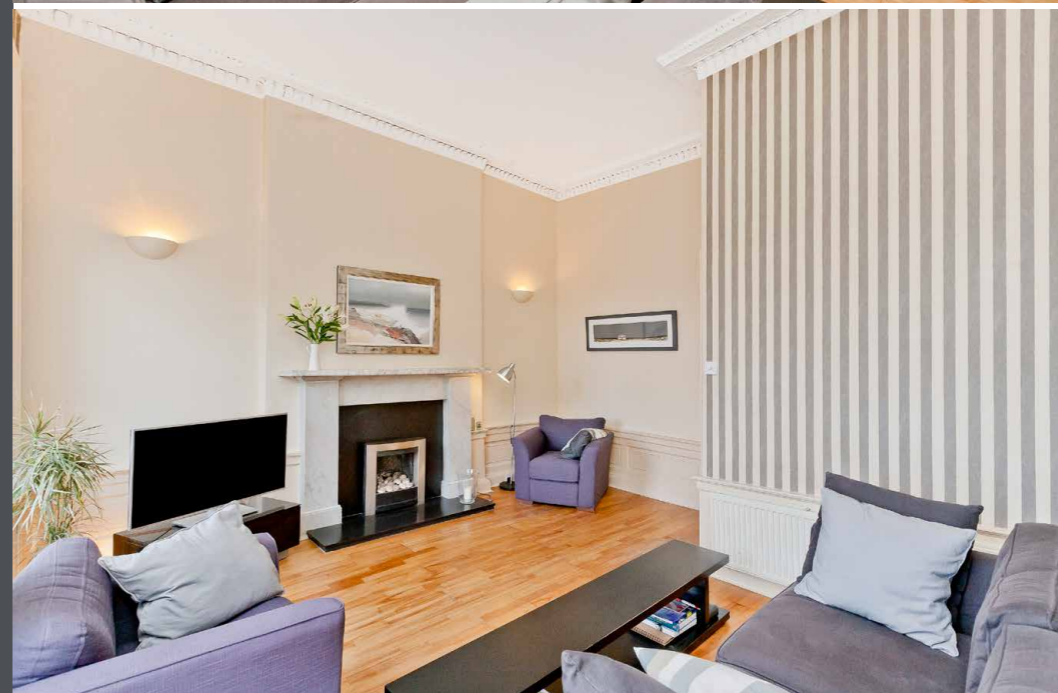
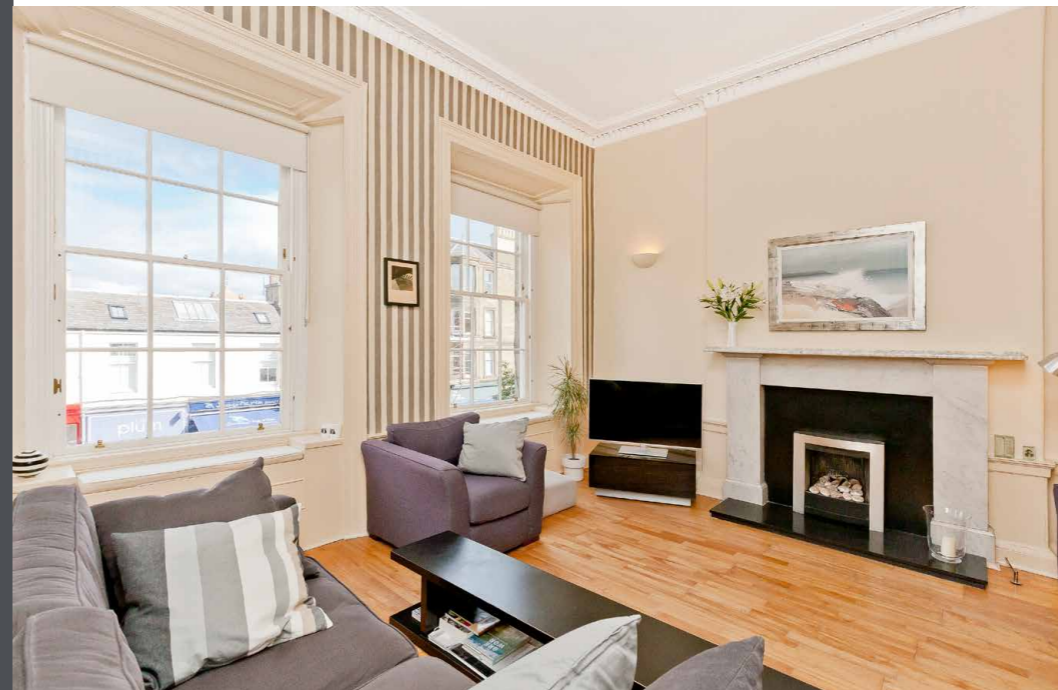
- **Elegant living room with an original marble fireplace**
- **Contemporary south-facing dining kitchen**
- **Two well-proportioned double bedrooms**
- **Japanese-style bathroom & two-piece WC**
- **Secure storage cellar**
- **Sash-and-case windows**
- **Gas central heating**



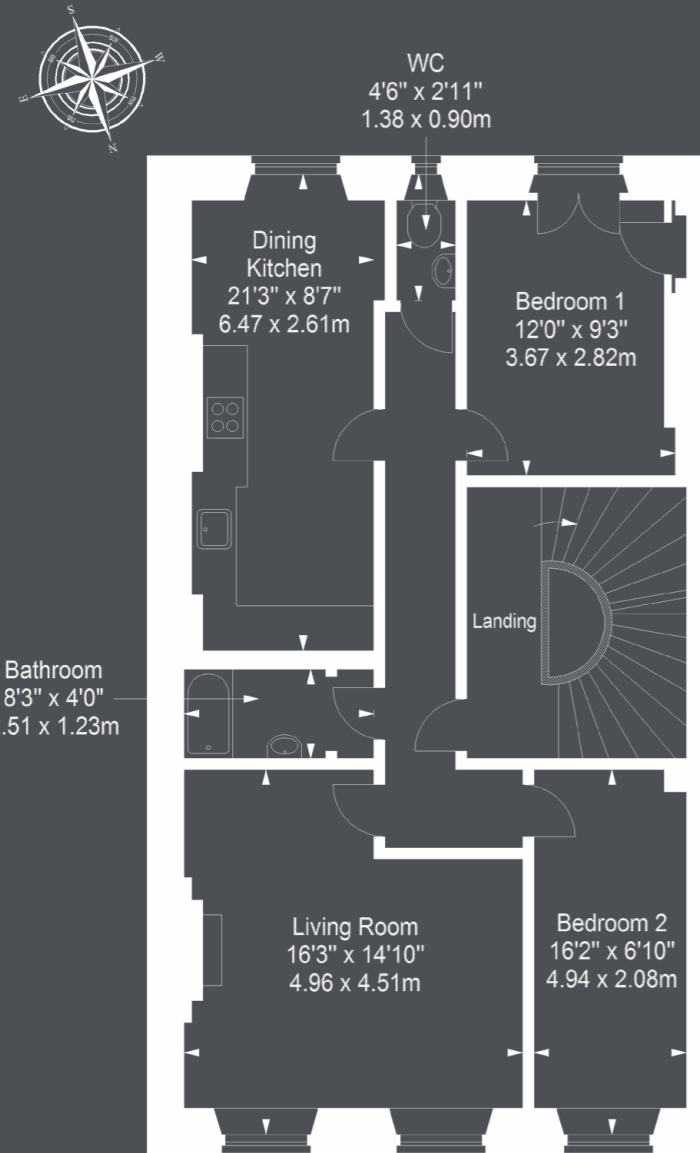
FLOODED WITH LIGHT

SPLENDID SASH-AND-CASE WINDOWS

Accessed via the classic cantilevered staircase and stylish landing, welcoming you into the first floor flat is a long entrance hall, which flows into the grand living room. The space is flooded with light from splendid sash-and-case windows with charming cushioned window seats, and has retained intricate cornicing, timber wall panelling and a beautiful marble fireplace, equipped with a living-flame gas fire.

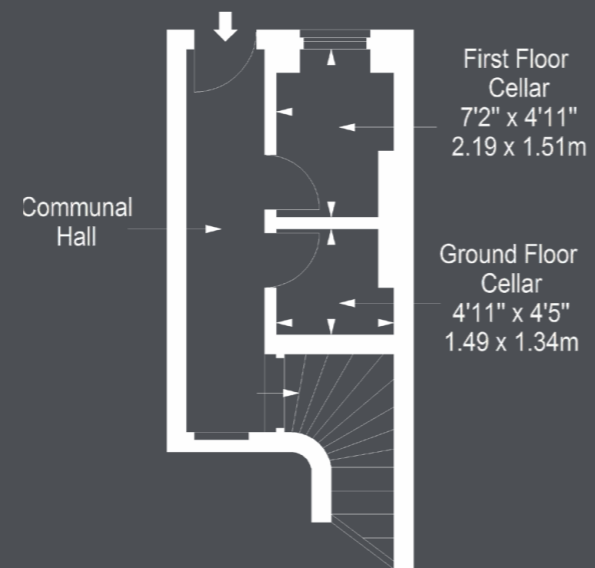


First Floor - Flat 2



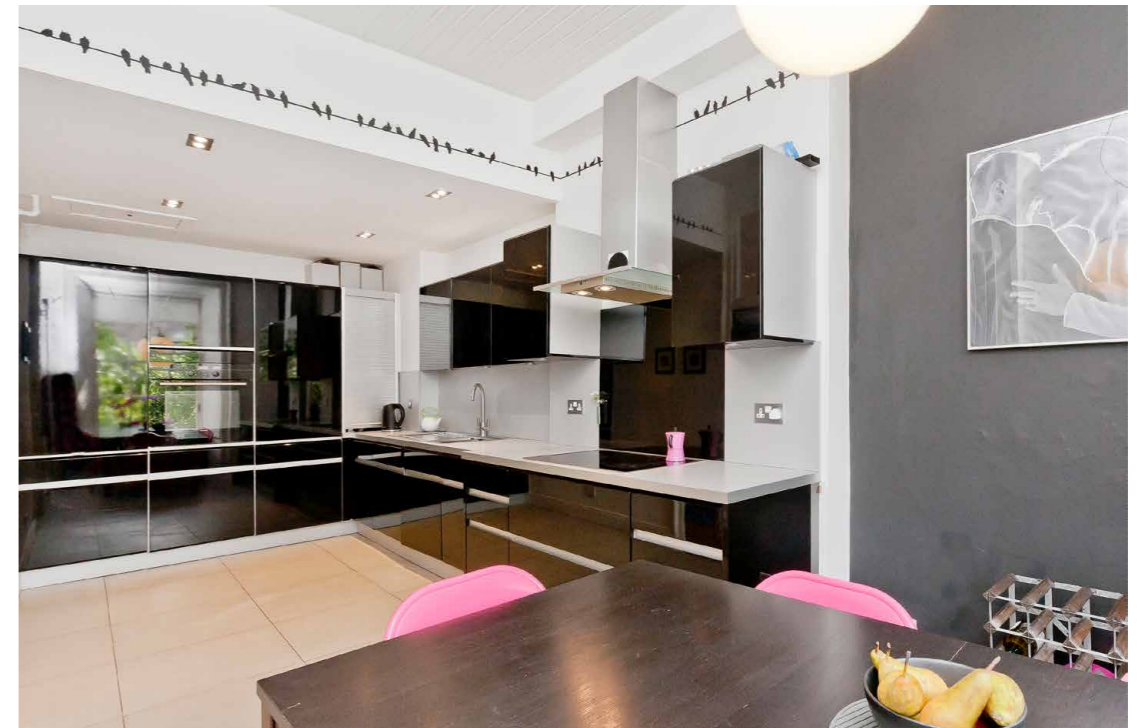
Total area: approx. 79.0 sq. metres (850.0 sq. feet)

Lower Ground Floor - Communal Entrance



Total area: approx. 14.0 sq. metres (150.7 sq. feet)

SOUTH-FACING DINING KITCHEN



In the contemporary south-facing “Pronorm” (German-made) dining kitchen, the gloss-black fitted cabinetry houses a full complement of Siemens integrated appliances, namely an electric ceramic hob with a stainless steel cooker hood, an eye-level single oven/grill, a washing machine, a dishwasher and a fridge/freezer. This leaves scope for a sunny dining area overlooking the rear garden.



BEDROOMS BATHROOM



The south-facing double bedroom boasts another charming window seat with built-in storage, as does the second double bedroom to the front, which also represents an ideal home office or study. Inspired by a traditional Japanese bathroom, the modern two-piece bathroom features a deep bathtub with a wall-mounted shower, and is supplemented with a separate two-piece WC. The apartment further benefits from a substantial cellar, which offers secure storage. Reproduction timber-framed sash-and-case windows and gas central heating ensure optimum comfort and efficiency all year round.

2F - HR VALUE £250,000

VIEWING ARRANGEMENTS

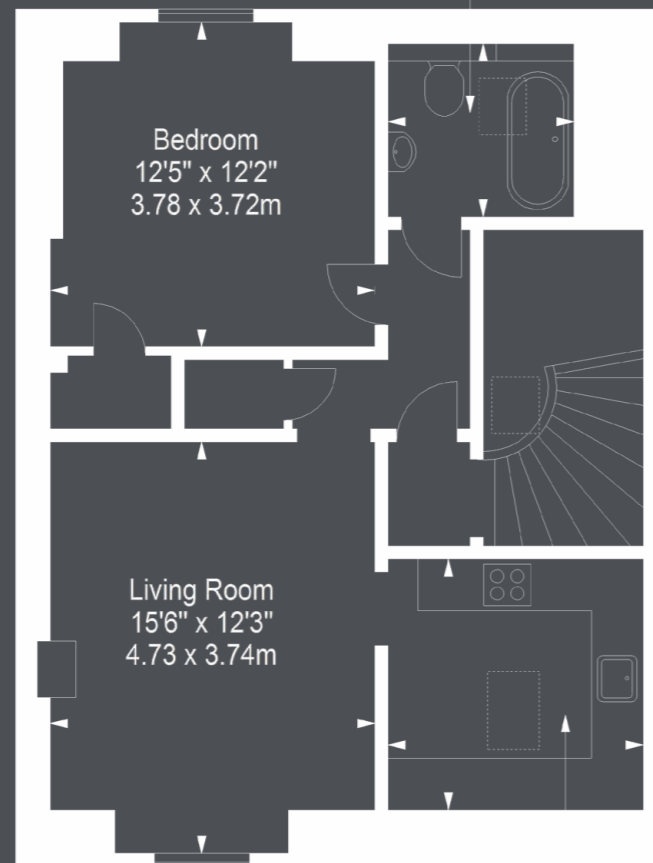
By appointment telephone Cullerton's on 0131 225 5007

EPC RATING - D

- Living room with a wood burning stove
- Stylish, well-appointed kitchen
- Double bedroom with a built-in wardrobe
- Immaculate three-piece bathroom
- Useful hall cupboard
- Sash-and-case windows & Velux skylights
- Gas central heating



Second Floor - Flat 3



Bedroom
12'5" x 12'2"
3.78 x 3.72m

Bathroom
7'0" x 6'8"
2.13 x 2.02m

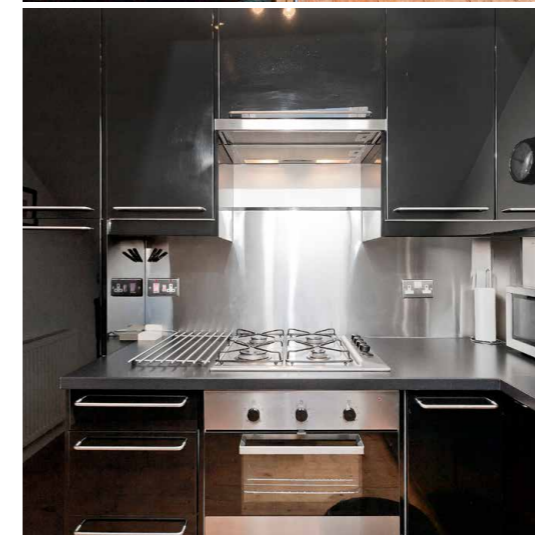
Living Room
15'6" x 12'3"
4.73 x 3.74m

Kitchen
9'9" x 9'6"
2.97 x 2.90m

Total area: approx. 49.0 sq. metres (527.0 sq. feet)

SUPERIOR VIEWS OVER STOCKBRIDGE

The one-bedroom flat on the second floor enjoys a more intimate feel and superior views over Stockbridge and the surrounding area. The good-sized kitchen adjacent is lined with gloss-black fitted cabinetry and coordinating worktops, and houses a full range of integrated appliances. These include a four-burner gas hob with a slimline extractor fan, an electric single oven/grill, a washer/dryer and a fridge and freezer.



SPACIOUS YET COSY LIVING ROOM

The spacious yet cosy living room boasts an inviting wood burning stove, and from the bijou dining area you can take in rooftop views of The Grange Club Pavilion.

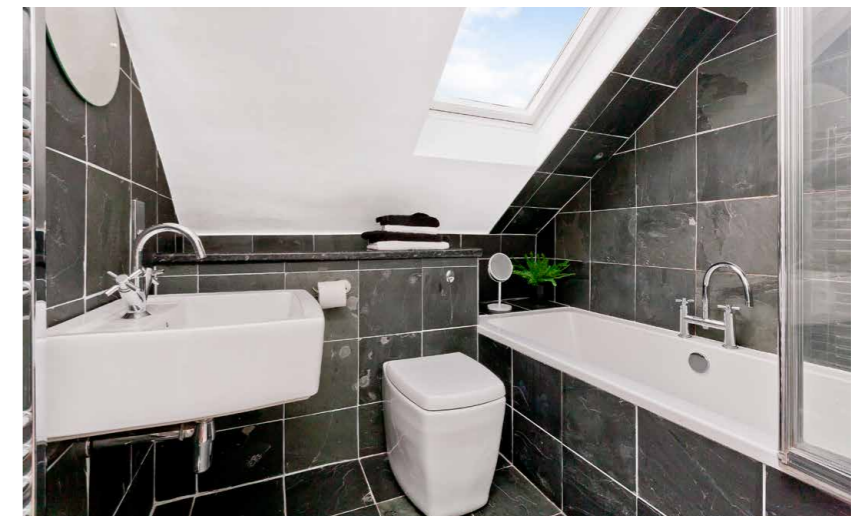




AIRY THREE-PIECE

BATHROOM

The south-facing double bedroom to the rear is finished in a classic palette of dove grey and white, and benefits from a generous built-in wardrobe. Completing the accommodation is a useful hall cupboard, and the airy three-piece bathroom, which features a shower-over-bath with a glass screen, a wall-mounted basin and a back-to-wall toilet. The apartment is equipped with double glazed skylights in the kitchen and bathroom, as well as gas central heating throughout



GARDENS & PARKING

In addition to the delightful front garden, all three properties enjoy access to a walled south-facing rear garden, which comprises a sunny patio. Free evening and weekend parking is available directly adjacent, with additional residents' permit parking (Zone N3) in the vicinity.



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.

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 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.