

# 36/19 BARNTON GROVE

BARNTON, EDINBURGH, EH4 6EJ

*Set on the third/top-floor of a luxurious contemporary development in Barnton, this penthouse apartment boasts multiple living areas, four bedrooms, and three bathrooms, plus a magnificent roof terrace, access to shared gardens and a single garage.*



**CULLERTON'S**

ESTATE AGENTS | PROPERTY CONSULTANTS





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## 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.



CorporateLiveWire  
**SCOTLAND**  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2020-2021

CorporateLiveWire  
**SCOTLAND**  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2021-2022

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EXCEPTIONALLY  
BRIGHT AND  
SPACIOUS  
PENTHOUSE  
APARTMENT



WITHIN A  
LUXURY MODERN  
DEVELOPMENT IN  
SOUGHT-AFTER  
BARNTON



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**Dual-aspect living room with roof terrace access** - Identically-styled to the entrance area, the high-ceilinged living room is filled with natural light from dual-aspect windows which also frame delightful views: a prominent feature throughout.

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**Barnton, Edinburgh** - Known to be one of the capital's most exclusive suburbs, Barnton offers a leafy location only a few miles west of the city centre. The area is home to some of Edinburgh's largest mansion houses tucked away behind mature garden grounds.



FEATURES

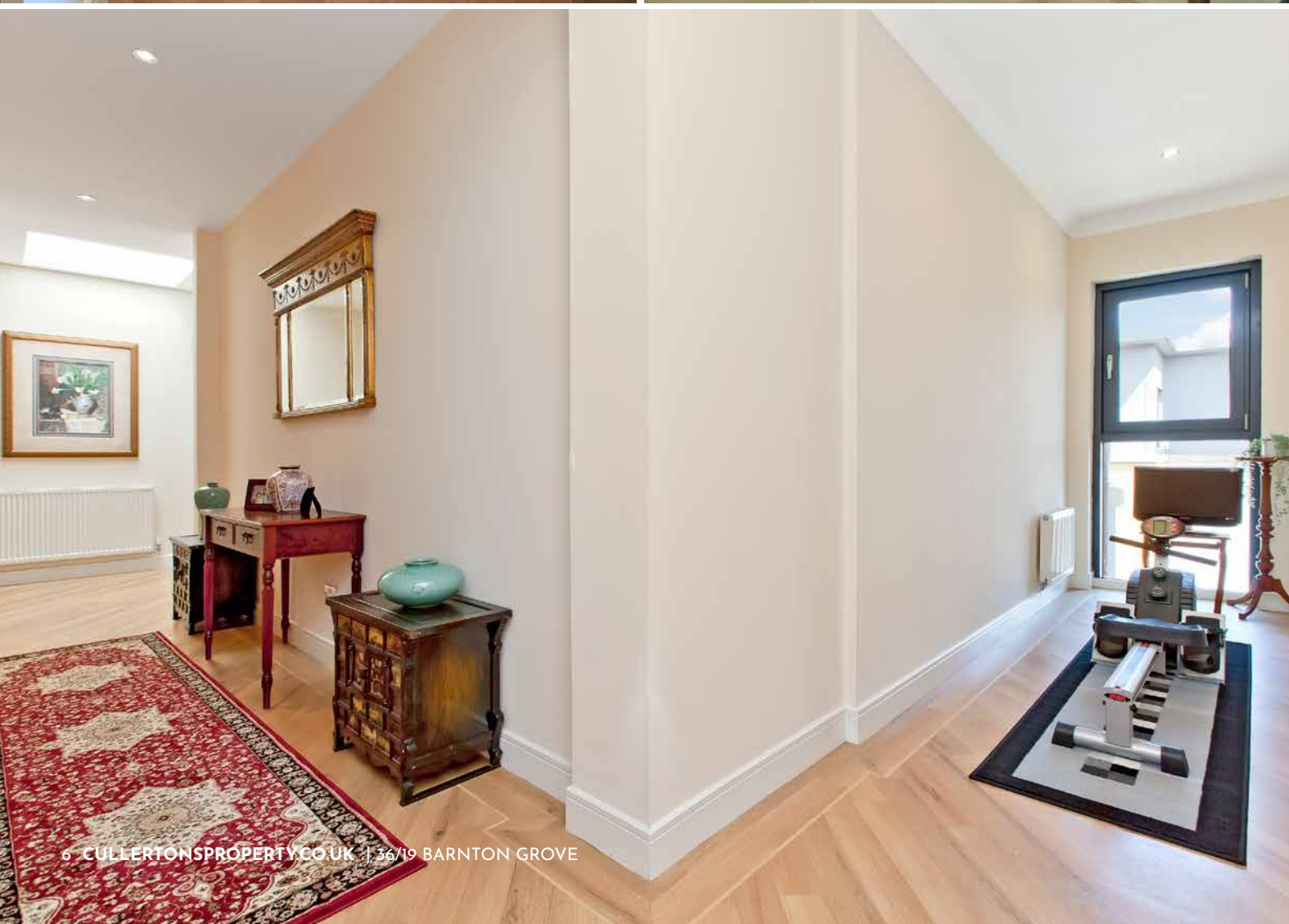
- Luxurious contemporary development in Barnton
- Exceptionally bright and spacious penthouse apartment
- Secure shared entrance with video link and lift service
- Generous reception hall with excellent storage
- Dual-aspect living room with roof terrace access
- Versatile family room and sun room with terrace access
- Well-equipped kitchen with large dining area
- Sumptuous master suite with dressing area and four-piece en-suite
- Two further double bedrooms with Jack-and-Jill en-suite
- One good-sized single bedroom
- Pristine three-piece family bathroom
- Access to beautifully-maintained shared garden grounds
- Single garage in communal block and further visitors' parking
- Gas central heating and double glazing

HR VALUE £750,000

VIEWING ARRANGEMENTS - BY APPOINTMENT TELEPHONE  
CULLERTON'S ON 0131 225 5007

EPC RATING - C





## BRIGHT AND SPACIOUS PENTHOUSE APARTMENT



Offering a truly magnificent city home, within a luxury modern development in sought-after Barnton, this penthouse apartment is the epitome of contemporary living and is designed with the modern lifestyle in mind.



With four bedrooms, three bathrooms, multiple versatile reception areas, a wonderful roof terrace, and breathtaking, far-reaching views, plus access to shared gardens and a single garage, in addition to visitors' parking, this apartment is sure to appeal to families and professionals looking for a well-connected city abode.

A shared entrance (with buzzer entry and a video system which links through the TV) and a lift (or stairs) takes you to the third/top-floor, where the apartment's front door opens into a long reception hall with excellent built-in storage, where the tone is set for the accommodation to follow with muted décor and wood-styled flooring. The hall offers space for furniture items as well as a study area or reading nook, if desired.





## DUAL-ASPECT LIVING ROOM WITH ROOF TERRACE ACCESS

Leading off the hall via double doors is the first of several reception areas on offer: a living room.

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Identically-styled to the entrance area, the high-ceilinged living room is filled with natural light from dual-aspect windows which also frame delightful views: a prominent feature throughout. This well-proportioned room offers flexibility for various lounge furniture layouts and affords access to a magnificent roof terrace via patio doors – ideal for extending sociable gatherings outdoors during the warmer months! The terrace provides space for alfresco dining furniture and enjoys lovely golf course views.







# VERSATILE FAMILY ROOM AND SUN ROOM WITH TERRACE ACCESS



Next door to the living room is a versatile family room, which is conveniently connected to a sun room via sliding doors, with both areas echoing the pristine, neutral finish of the hall and living room. The family room is currently being utilised as a home office/gym/library, highlighting the fantastic versatility of the home, whilst the sun room also affords access to the roof terrace.





## WELL-EQUIPPED KITCHEN WITH LARGE DINING AREA

Across the hall, a generous dining kitchen awaits.

Here, modern wall and base cabinetry is accompanied by gleaming downlit granite worktops and neutral splashback tiling with an attractive mosaic trim. Neatly-integrated appliances include a raised oven and microwave, an electric hob, a statement cylindrical extractor hood, a dishwasher (all AEG), and a fridge/freezer. A breakfast bar visually separates the cooking area from a large dining area – perfect for seated family meals and formal entertaining. A separate utility room supplements the kitchen and features matching cabinetry and an integrated washer/dryer.











## SUMPTUOUS MASTER SUITE WITH DRESSING AREA AND FOUR-PIECE EN-SUITE



Four bedrooms can be found within the flat: three generous doubles and a good-sized single, all neutrally decorated and fitted with practical wood-styled flooring. The luxurious master suite occupies a particularly generous footprint and includes a walk-in dressing area with two walls of fitted wardrobes, leading to a four-piece en-suite bathroom. The bathroom is tastefully presented with white décor, monochrome wall tiles, and gleaming black floor tiles and comprises a double shower enclosure, a bathtub, a WC-suite set into storage, a large, mirrored, wall-mounted vanity cabinet, and a tall chrome towel radiator.





The remaining bedrooms share a Jack-and-Jill en-suite shower room. Finally, a family bathroom, styled to match the pristine master en-suite, comes complete with a bath with an overhead shower and a glazed screen, a WC-suite set into a storage unit, and a tall towel radiator. Gas central heating and double glazing ensure optimum comfort and efficiency all year round.









## ACCESS TO BEAUTIFULLY-MAINTAINED SHARED GARDEN GROUNDS

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Externally, the development is set in beautifully-maintained shared garden grounds and the flat benefits from a single garage in a communal block, as well as further visitors' parking.

Factor: The factor is managed by Charles White which covers block buildings insurance, communal maintenance, communal cleaning, and gardening, for a monthly fee.

Extras: All fitted floor coverings, light fittings, and integrated appliances to be included in the sale. The wardrobes in bedrooms 2 and 3, along with the Persian rugs in the master bedroom, sun room, and living room, as well as other furniture and paintings, are available by separate negotiation.



SCHOOLS

Cramond Primary & The Royal high both in easy walking distance, and various private schools close by

SHOPPING

Supermarket, bakery, wine merchant and restaurant within walking distance, Craigleith and Gyle Shopping centres both a short commute away

CULTURE

Cramond Roman Fort, Barnton Quarry Nuclear Bunker Museum, Cramond Gallery and Bistro, Dalmeny Estate, Lauriston Castle

#1

EDINBURGH'S MOST EXCLUSIVE SUBURB

LOCATION

5 miles from the city centre, next to parks, a river and beach

TRANSPORT

Buses  
16, 41, 43, M09-92, X52,X54-61

City centre  
A short car journey

FOOD & DRINK

An outstanding selection of trendy cafés, coffee houses, traditional pubs, restaurants and eateries within walking distance

PARKS

River Almond (with walkways and parks), Cramond Walled Garden Park, Dalmeny Estate Gardens, Cramond beach and island

SPORTS

The Royal Burgess Golfing Society of Edinburgh, Drumbrae Leisure Centre, Cramond Boat Club, Barnton Park Lawn Tennis Club, The Bruntsfield Links Golfing Society

BARNTON  
EDINBURGH

Known to be one of the capital's most exclusive suburbs, Barnton offers a leafy location only a few miles west of the city centre. The area is home to some of Edinburgh's largest mansion houses tucked away behind mature garden grounds. It is ideally situated for easy access to the motorways, Edinburgh International Airport (less than a 15-minute car journey) and the sleepy shores of Cramond village and beach.







Superbly well-connected to the city centre, Barnton promises an appealing alternative to city life. Everyday amenities, including a Scotmid, wine merchants, bakery and restaurant can be found within the immediate vicinity, whilst nearby Craighleith Retail Park and the Gyle Shopping Centre house a more extensive selection of shopping outlets, with major high-street retailers, large supermarkets and restaurants.

Surrounded by leafy parks and prestigious golf courses, Barnton enjoys a wealth of open spaces for recreation. An invigorating climb through Corstorphine Hill's woodland is rewarded with spectacular city and coastal views, whilst the nearby River Almond and Cramond's sandy shores are perfect spots for a more sedate wander. For those favouring indoor sports and activities, Drumrae Leisure Centre provides first-class facilities, including a pool and a gym. Neighbouring Drumrae is also home to a

library hub providing community activities for all ages. The property is within easy walking distance of the Royal High School and Edinburgh's fine selection of private school are all within easy reach. Ideally placed for swift commuting, the area is well-served by bus links running across the city and beyond. The area is also conveniently situated for access to the Forth Road Bridge, Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.







## 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.





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**SCOTLAND**  
PRESTIGE AWARDS

ESTATE AGENCY  
OF THE YEAR

2020-2021

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## 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.