

12/2 CASTLE GOGAR RIGG

GOGAR, EDINBURGH, EH12 9GP

Boasting exceptionally light and airy accommodation, including three bedrooms, three bathrooms and a WC, and a generous living room and dining kitchen, and a study, plus two private balconies and secure private parking, this luxurious first-floor apartment forms part of the exclusive Castle Gogar Rigg development.



CULLERTON'S



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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



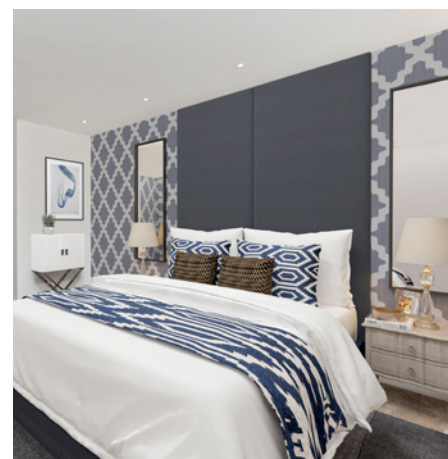
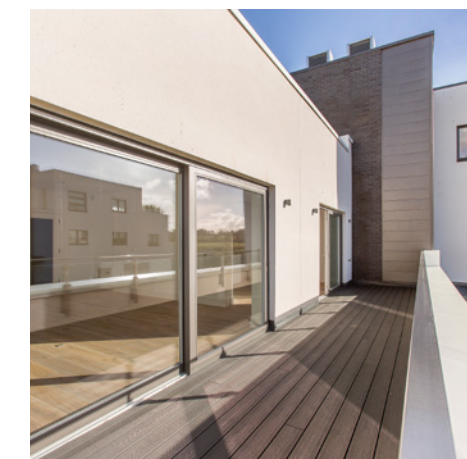
ESTATE AGENCY
OF THE YEAR

2021-2022

CONTENTS



LIGHT AND AIRY
ACCOMMODATION
IN LANDSCAPED
COMMUNAL
GROUNDS



EXCEPTIONAL
APARTMENT
*in Luxurious
Castle Gogar Rigg
Development*



- 9 **Living room and dining kitchen** - Both areas boast southwest-facing patio doors opening out onto a balcony, and can be connected to or screened from each other by a clever pocket door.
- 16 **Sumptuous master suite** - Boasts a fitted walk-in wardrobe and a stunning, five-piece en-suite bathroom, complete with a deluxe walk-in shower enclosure with a rainfall shower head, a separate bathtub, Jack-and-Jill sinks with vanity storage and illuminated mirrors, a WC, and a bidet.

FLOORPLAN

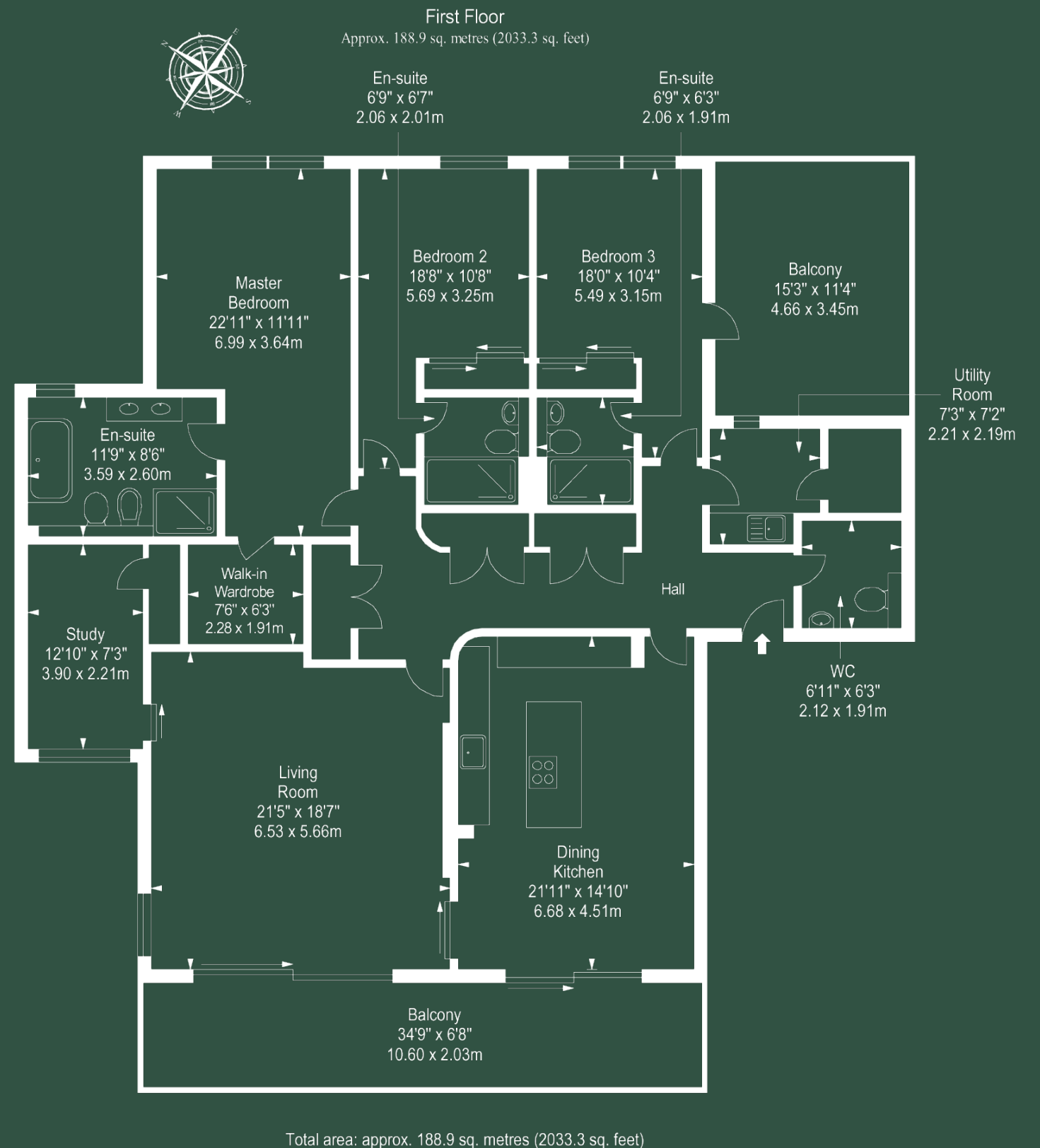
12/2 CASTLE GOGAR RIGG GOGAR, EDINBURGH, EH12 9GP

- Luxurious Castle Gogar Rigg Development
- In the grounds of 17th-century Castle Gogar
- Exceptional first-floor apartment
- Secure shared stairwell and lift service
- Airy entrance hall with excellent storage
- Wonderfully bright and spacious living room with study
- Rotpunkt contemporary kitchen with dining area
- Master bedroom with five-piece en-suite bathroom and walk-in wardrobe
- Two further double bedroom with wardrobes and en-suites
- Two-piece WC cloakroom and useful utility room
- Two large, private balconies with far-reaching views
- Beautifully-maintained, landscaped communal grounds
- Allocated and visitors' spaces in secure parking garage
- Underfloor heating powered by air-source heat pumps
- Double-glazed windows and triple-glazed patio doors

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

EPC RATING - B | HR VALUE £750,000

EXTRAS: THE PROPERTY SHALL BE SOLD AS SEEN.



Please note: Some of the rooms in the property have been virtually staged from actual photographs of the rooms.



EXPERTLY DESIGNED THREE-BEDROOM, THREE-BATHROOM APARTMENT IN THE GROUNDS OF 17TH-CENTURY GOGAR CASTLE

Situated on the first floor of a luxurious development in the grounds of 17th-century Gogar Castle, this exceptional three-bedroom, three-bathroom (plus an accessible guest WC) first-floor apartment has been expertly designed with the contemporary lifestyle in mind and boasts crisp, minimalist interiors and desirable eco credentials.

The gated, landscaped development lies just a 20-minute commute from the heart of the capital, yet is surrounded by scenic open countryside and set in beautifully-maintained communal grounds, giving a sought-after

semi-rural feel and a tranquil location. A secure shared stairwell (or a lift) takes you to the apartment's first-floor front door, where a long hall with a characterful curved wall welcomes you inside and houses no less than three large built-in storage cupboards.





Here, the tone is set with handsome engineered wood floor and crisp-white walls, a finish which flows seamlessly through to the living room and dining kitchen, set side by side on your left.

Both areas boast southwest-facing patio doors opening out onto a balcony, and can be connected to or screened from each other by a clever pocket door.



WONDERFULLY GENEROUS FLOORSPACE

The living room offers a wonderfully generous floorspace for a wealth of furniture and is brightly-lit by dual-aspect windows allowing natural light to stream in throughout the day. Conveniently connected to the living room via another pocket door is a study, also benefiting from south-westerly sunshine and accommodating built-in storage.

EXCEPTIONALLY WELL-APPOINTED DINING KITCHEN

The neighbouring dining kitchen is exceptionally well-appointed with a wide selection of contemporary, gleaming white flat-panel cabinets, by German brand Rotpunkt, supplemented by gleaming grey Silestone downlit worktops.

A full selection of Neff appliances is neatly integrated, complementing the sleek, modern finish. Ample space is provided for a seated dining area, and a breakfast bar creates the perfect space for morning coffee, busy weekday breakfasts, and casual dining. A utility room across the hall offers a discrete laundry area and houses a large built-in cupboard.





SOUTHWEST-FACING BALCONY

The spacious, southwest-facing balcony is perfect for taking sociable gatherings outdoors, alfresco dining, and enjoying a drink while the sun sets in the evening, with lovely views over the development and beyond.

SUMPTUOUS MASTER SUITE WITH WALK-IN WARDROBE AND STUNNING EN-SUITE

The sumptuous master suite, the first of three double bedrooms on offer in the delightful apartment, enjoys crisp-white walls and a plush, neutrally-toned wool carpet, and boasts a fitted walk-in wardrobe and a stunning, five-piece en-suite bathroom, complete with a deluxe walk-in shower enclosure with a rainfall shower head, a separate bathtub, Jack-and-Jill sinks with vanity storage and illuminated mirrors, a WC, and a bidet.



DELUXE WALK-
IN SHOWER
ENCLOSURE
AND A
SEPARATE
BATHTUB

The bathroom is presented with sleek black Porcelanosa wall and floor tiles, set against crisp-white décor, for a fashionable, monochrome finish.





The remaining bedrooms are identically styled to the master in terms of décor and carpeting and are accompanied by large built-in wardrobes and en-suite shower rooms. The third bedroom has the luxury of its own private balcony, with a sunny southeast-facing aspect and a tranquil, open outlook.

A separate WC, with a two-piece suite and a tall chrome towel radiator, completes the accommodation on offer. An energy-efficient underfloor heating system is powered by air-source heat pumps and controlled via smart controls by a central console or a mobile app, whilst all windows are double-glazed and the patio doors feature triple glazing. The apartment further

benefits from a Rako digital lighting system and has provision for a multi-room sound system. Owing to the development's tranquil, semi-rural location, it is enveloped by landscaped grounds and offers its residents allocated parking spaces, along with visitors' parking, in a secure garage, which also has potential for electric car charging points.



THE THIRD BEDROOM HAS THE LUXURY
OF ITS OWN PRIVATE BALCONY





SCHOOLS

State: Corstorphine Primary, Fox Covert RC Primary, Craigmount High, St Augustine's RC High
 Independent Schools: Clifton Hall, Cargilfield School, ESMS Schools, St George's School for Girls

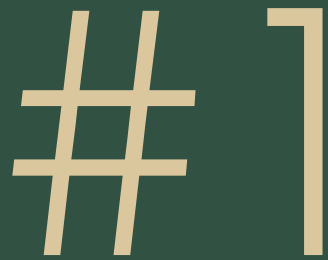
SHOPPING

The Gyle Shopping Centre and Hermiston Gait Retail Park

CULTURE

RZSS Edinburgh Zoo in Corstorphine, various events and exhibitions at Royal Highland Centre

EDINBURGH AIRPORT *91 cities within easy reach*



ENCHANTING SEMI-RURAL ESCAPE WITH OUTSTANDING LINKS TO THE CITY CENTRE AND EDINBURGH AIRPORT

LOCATION

Idyllic semi-rural setting on the western outskirts of Edinburgh

TRANSPORT

Bus: 20, 24, 25, 38, 63, X12, X18, N22, 200/400 Skylink, 275, 300, 900

FOOD & DRINK

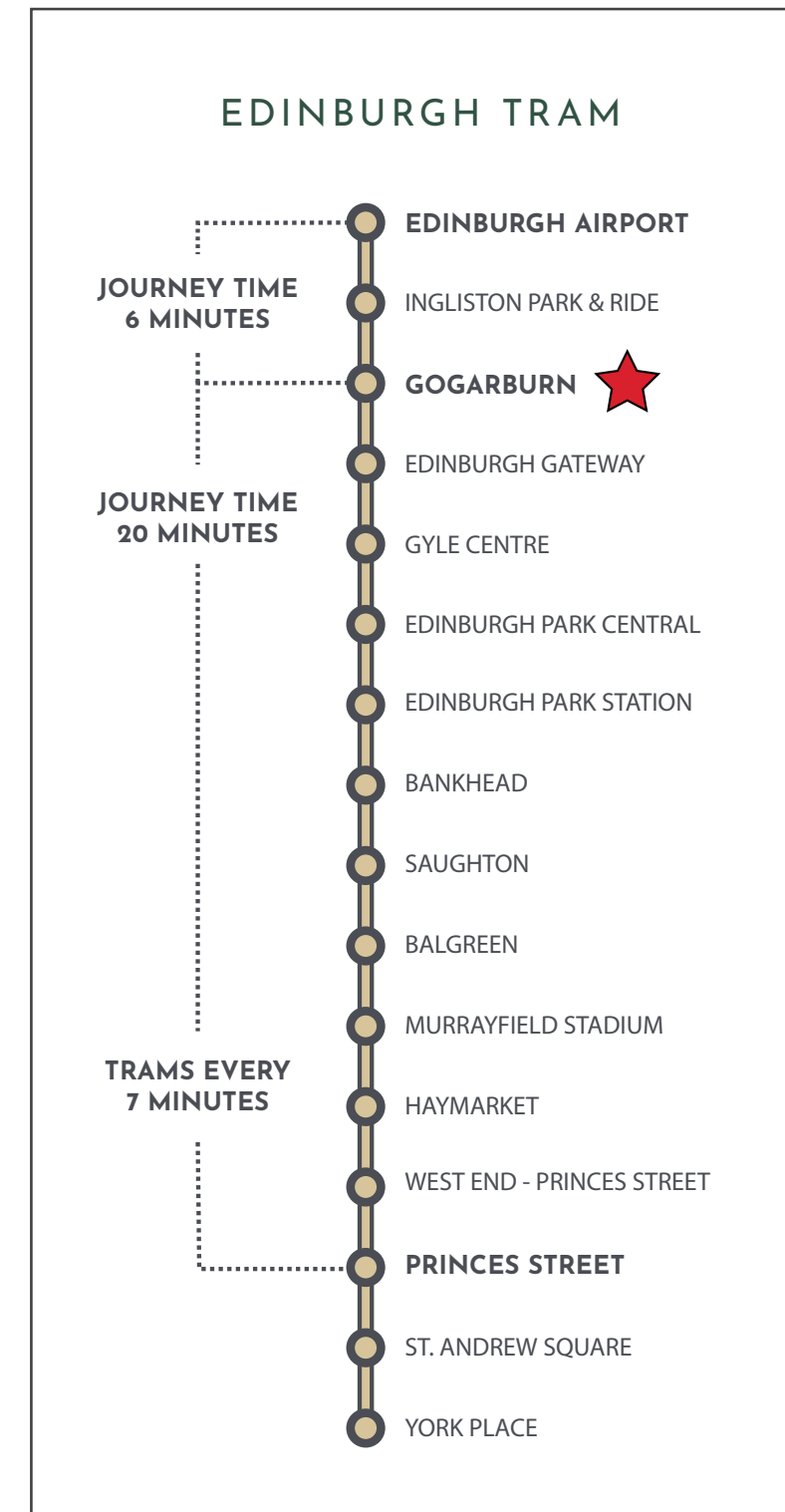
Family restaurants at The Gyle and Hermiston Gait, traditional pubs and bars in Corstorphine

PARKS

Enveloped by open green fields and just a short drive from picturesque Cramond Beach

SPORTS

David Lloyd Corstorphine, outdoor pursuits and country sports, various prestigious golf clubs





LOCATION

Tucked at the end of a tree-lined private road, seemingly worlds from the hustle and bustle, the Castle Gogar Rigg development enjoys a unique setting on the western outskirts of the capital.

Accessible from the A8 between the City Centre and Edinburgh City Bypass, it is just five minutes' drive from Edinburgh International Airport and the Edinburgh Gateway interchange, and is also ideally placed for Edinburgh's dense network of cycle routes. The nearest tram stop (Gogarburn) is a mere two minutes' walk from the private road end, where there is ample car parking within the grounds. Nearby Gyle Shopping Centre and Hermiston Gait Retail Park are home to a fantastic selection of high-street retailers and family restaurants, as well as several major supermarkets.







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.



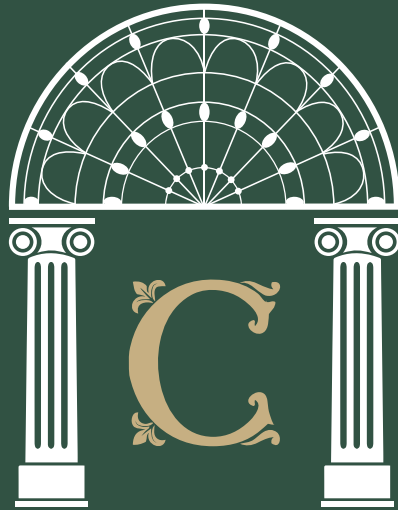
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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

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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.