

4 OSWALD ROAD

THE GRANGE, EDINBURGH, EH9 2HF

This outstanding, detached, B-listed Victorian house occupies a generous plot on a sought-after street in the exclusive Grange area of the city; it boasts exceptionally spacious and flexible accommodation including five/six bedrooms, four/five reception areas, and two bathrooms (plus a WC), as well as a self-contained studio annexe, extensive gardens, a detached garage, and a multi-car driveway.



CULLERTON'S



CULLERTON'S

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

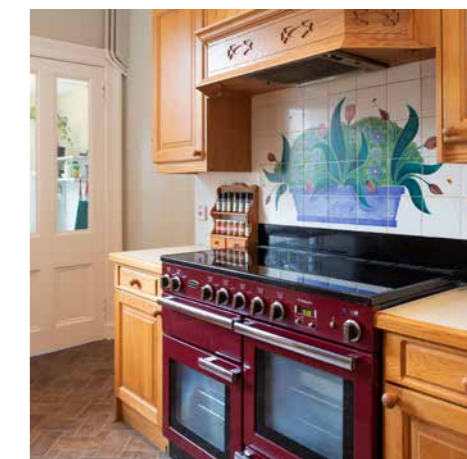
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OUTSTANDING,
DETACHED,
B-LISTED
VICTORIAN
HOUSE



EXCLUSIVE
LOCATION IN
THE CITY'S
GRANGE
CONSERVATION
AREA



9

Development potential - An alternative floorplan and virtual images have been created to show potential alterations to the house (subject to the correct permissions) to showcase what the new owner could do with the available space.

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The Grange, Edinburgh - 4 Oswald Road is positioned less than two miles south of Edinburgh city centre, in the city's exclusive Grange area. The Grange promises an elusive combination of period architecture, scenic parkland and fantastic local amenities, including some of the capital's most prestigious state schools.



Viewing Arrangements

By appointment telephone Cullerton's on 0131 225 5007

HR Value £3,000,000
EPC Rating - E

Property Name

4 Oswald Road

Location

The Grange, EH9 2HF

Approximate total area:

555.7 sq. metres (5981.7 sq. feet)

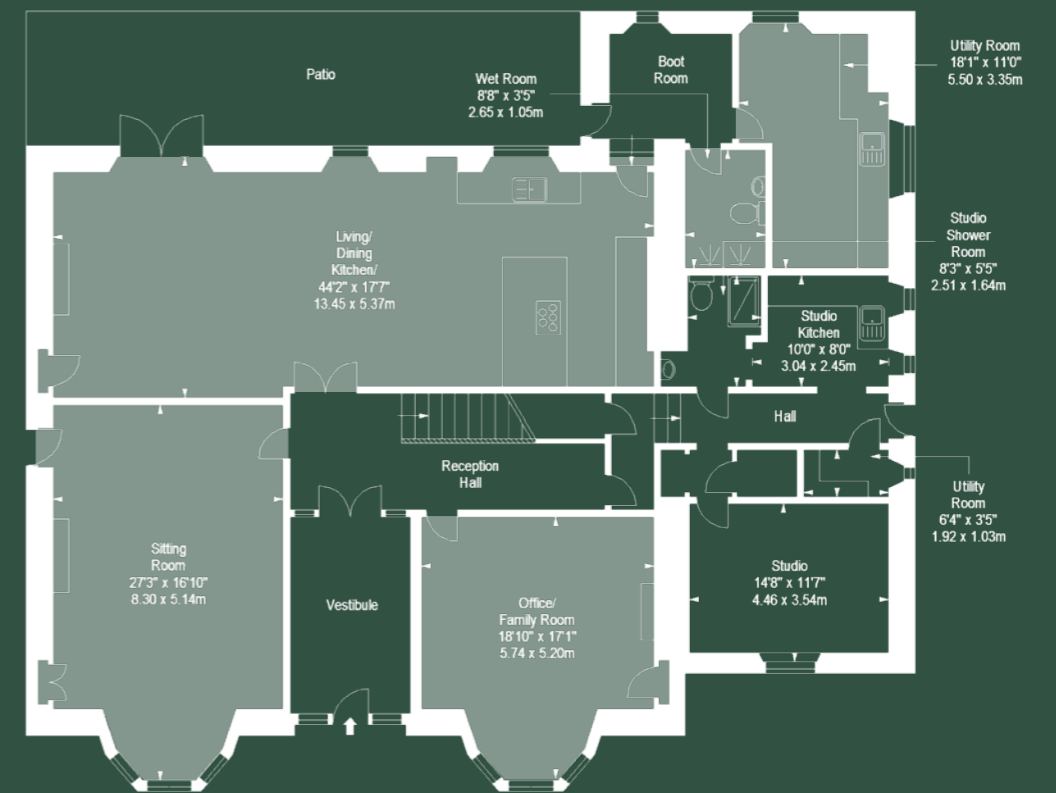
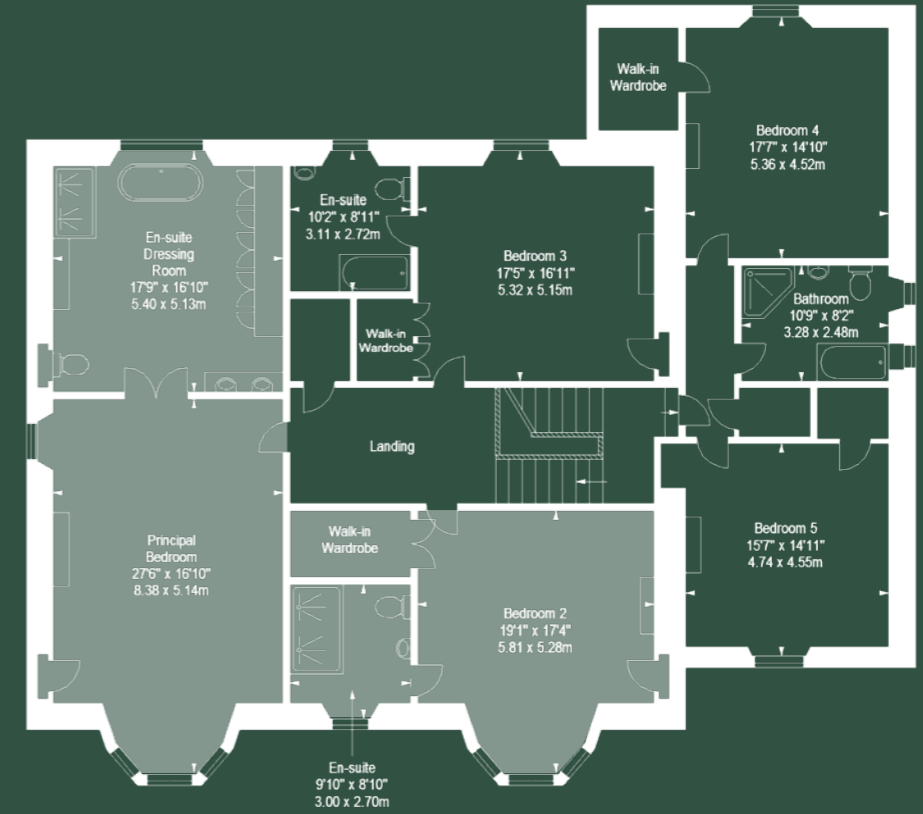
- Ground Floor
- Contained Annexe
- First Floor
- External



The floorplan is for illustrative purposes.
All sizes are approximate.



THIS ALTERNATIVE FLOORPLAN SHOWS THE POTENTIAL ALTERATIONS TO THE HOUSE



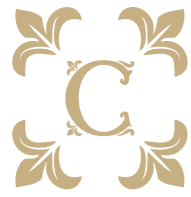
DEVELOPMENT POTENTIAL



An alternative floorplan and virtual images have been created to show potential alterations to the house (subject to the correct permissions) to showcase what the new owner could do with the available space. These changes include transforming the rear of the ground-floor to create a wonderful open-plan kitchen, living and dining room with French doors affording access to a patio in the garden, as well as a new utility room and shower room. This would then allow the impressive current study to be used as a formal sitting room, and the current family room can remain as such or be used as a home office if a space for homeworking is required.

On the first floor, suggested changes include creating a magnificent principal bedroom suite from the current drawing room and adjoining dining room/bedroom 5. This would create a fantastic bedroom with breathtaking hill views, with the dining room becoming an enviable en-suite dressing room. Also proposed are two new en-suites for the remaining two bedrooms on this floor, with space still included for each bedroom to have its own walk-in wardrobe.

Please note: These images have been virtually renovated to show the potential of the property.



AN OUTSTANDING, DETACHED, B-LISTED VICTORIAN HOUSE

GENERAL FEATURES

Outstanding, detached, B-listed Victorian house
Exclusive location in the city's Grange conservation area
Occupying a generous corner plot
Lovingly maintained period features
Exceptionally spacious and flexible accommodation

ACCOMMODATION FEATURES

Large entrance vestibule and hallway
Cosy family room
Formal dining room
Impressive study
Spacious dining kitchen with boot room and laundry
Magnificent drawing room
Adjoining/fifth bedroom
Principal bedroom with dressing room or additional bedroom
Three further airy double bedrooms
Two family bathrooms and separate WC
Self-contained studio annexe with excellent versatility
Gas central heating system
Traditional sash-and-case windows

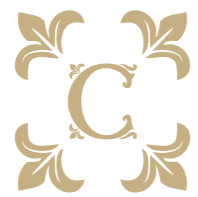
EXTERNAL FEATURES

Beautifully maintained, generous garden grounds
Large detached garage
Multi-car driveway





AN IMPRESSIVE WELCOME INTO 4 OSWALD ROAD



VESTIBULE & HALL

The gated, gravelled driveway sweeps up to the imposing house, which instantly impresses. The front door opens into a particularly spacious vestibule with characterful floor tiling, offering ample room for items of furniture and shoe/coat storage solutions, flowing through to a welcoming hall.



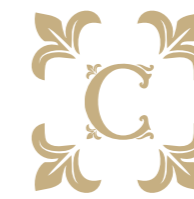




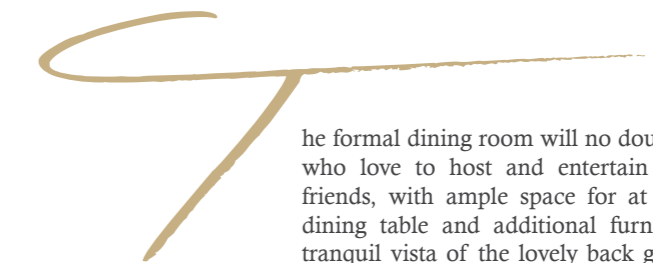
THE FAMILY ROOM

The south-facing family room is fronted by an impressive bay window with a traditional paneled surround. It offers generous floorspace for a choice of furniture layouts, all arranged around a warming fireplace flanked by a display cupboard. The room is further enhanced by pared-back, neutral décor, a picture rail, beautiful cornicing, and a fitted carpet for optimum comfort underfoot.

A COSY, INFORMAL ROOM FOR RELAXING

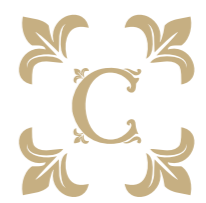
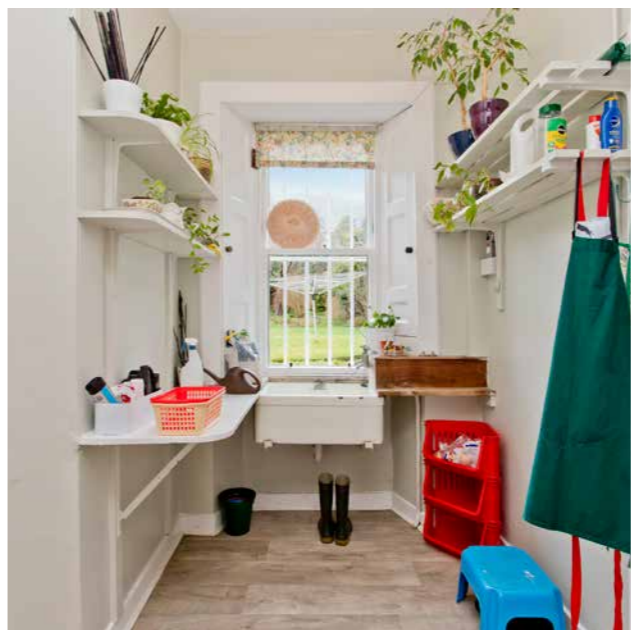


FORMAL DINING ROOM

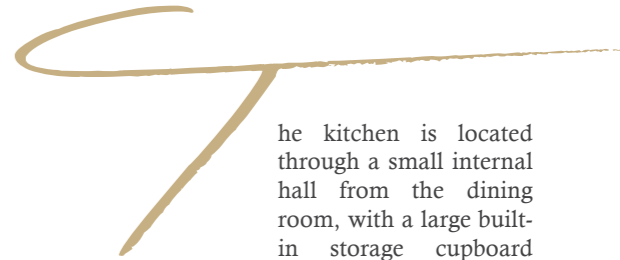


The formal dining room will no doubt appeal to those who love to host and entertain with family and friends, with ample space for at least a ten-seater dining table and additional furniture. It enjoys a tranquil vista of the lovely back garden and further features include charming wallpaper, delightful corning, and a fireplace flanked by an Edinburgh press.





KITCHEN/ DINING ROOM



The kitchen is located through a small internal hall from the dining room, with a large built-in storage cupboard and a useful ground-floor WC. The kitchen is fitted with classic solid wood cabinets, framed by spacious worktops and splashback tiling, with an electric Rangemaster cooker (with an induction hob) neatly housed within the cabinets and paired with an integrated extractor hood. A fridge is integrated and an undercounter dishwasher is also included. Provision is also made in the kitchen for a further seated dining area – perfect for informal weeknight suppers and weekday breakfasts. The kitchen is supplemented by a boot room and a large laundry/utility room with three ceramic sinks and a built-in cupboard.

WELL-EQUIPPED FOR COOKING WITH SPACE FOR DINING





THE STUDY

The impressive study boasts exquisitely detailed cornicing and ceiling plasterwork, as well as bold décor, a dado rail, and a striking fireplace flanked by an Edinburgh press with display shelving and hidden storage. The room offers wonderful versatility and options for creative use, including its current form as a study – alternative options include an extra reception room or a formal sitting room.



DRAWING ROOM

The drawing room is perfectly positioned on the first floor to take advantage of the home's excellent location next to Blackford hill, with wonderful views through a large bay window. The room's beautiful fireplace provides a focal point around which furniture can be arranged, and exquisitely detailed cornicing adorns the ceiling.



IMPRESSIVE DRAWING ROOM AND VERSATILE ADJOINING SPACE

BEDROOM 5

From here, double doors open into an adjoining room which overlooks the garden, creating a wonderful open space for gatherings. This versatile space could also be used as a bedroom, if desired.

THE BEDROOMS

The principal bedroom boasts the same wonderful hill views as the drawing room, as well as a spacious footprint for arrangements of bedroom furniture. The bedroom enjoys a monochrome fireplace and a charming window seat in its bay window, and it is adjoined by a generous dressing room, which could alternatively be used as a nursery or a home office. The remaining three bedrooms are also airy doubles and two are accompanied by walk-in wardrobes.





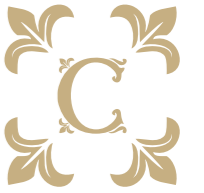
AIRY AND TRANQUIL SLEEPING AREAS



THE WASHROOMS

The house has two family bathrooms, one featuring a bathtub, a pedestal basin, a WC-suite, and a bidet, with the other including a shower enclosure, a bathtub, and a WC-suite.





STUDIO ANNEXE

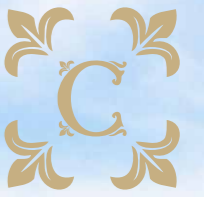
ompleting the accommodation on offer is a self-contained studio annexe, located on the ground floor and accessed from the main hallway. The annexe benefits from an external door, giving the option for it to be completely self-contained, and includes a bedroom/living area, a kitchen, a shower room, and a utility cupboard. This space would be ideal for elderly live-in relatives, older children, guests, a live-in nanny/housekeeper, or as an Airbnb/short-term let.

The house is kept warm by a gas central heating system and retains its traditional sash-and-case windows.



A FLEXIBLE SPACE WITH
A NUMBER OF POTENTIAL USES

EXTENSIVE OUTDOOR SPACE AND PARKING





GARDENS & PARKING

The house is perfectly complemented by extensive, well-stocked gardens to the front and rear. The rear garden includes a gravelled area, a large, well-kept lawn, multiple plant beds, a wealth of leafy trees and shrubs, and a walled border, as well as a potting shed and a greenhouse. The front garden also features lawns and colourful plants that bloom during the spring and summer months. Outstanding private parking is provided by a large detached garage and a multi-car driveway.

Extras: all fitted floor coverings, window coverings, light fittings, kitchen table and chairs, integrated kitchen appliances, Rangemaster cooker, dishwasher, washing machine, fridge and chest freezer will be included in the sale.



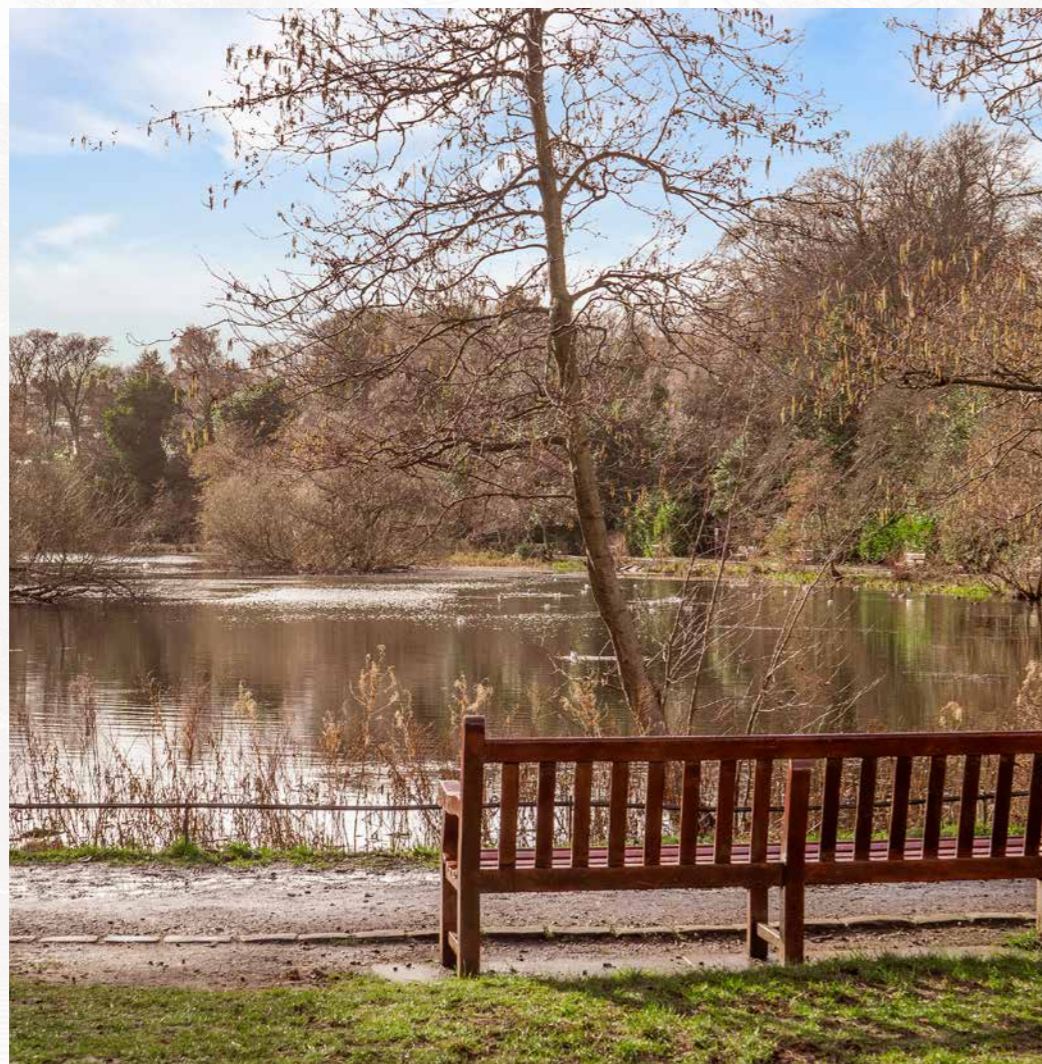



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ROAD



THE GRANGE, EDINBURGH

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SCHOOLS

State Schools: James Gillespie's Primary and High Schools, St Peter's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, Edinburgh Steiner School, Merchiston Castle School

CULTURE

Craigmillar Castle, Church Hill Theatre, Dominion Cinema

UNIVERSITY

The University of Edinburgh, Edinburgh Napier University, Heriot-Watt University



LEAFY CONSERVATION AREA ON THE SOUTHSIDE OF EDINBURGH

LOCATION



Less than 2 miles south of Edinburgh City Centre

TRANSPORT



Bus
5, 24, 41

Tram Stop
West End (1.7 miles)
Princes Street (1.8 miles)

Train Station
Waverley (1.7 miles)

Airport
Edinburgh International (11.2 miles)



SPORTS

Craigmillar Park Golf Club, Braid Hills Golf Course, Braid Tennis Club, The Royal Commonwealth Pool

FOOD & DRINK

Cafes, bars, bistros and restaurants in Morningside and Bruntsfield

PARKS

Hermitage of Braid and Blackford Hill Local Nature Reserve, Holyrood Park, The Meadows



AN IDEAL SETTING FOR RELAXING AND EXERCISING OUTDOORS



The Grange, much of which is a protected conservation area, is tucked between two of Edinburgh's most cherished public parks and natural landmarks: Holyrood Park – home to Arthur's Seat, Salisbury Crags and St Margaret's Loch – and Hermitage of Braid and Blackford Hill Nature Reserve, of which the home enjoys wonderful views. These provide an ideal setting for relaxing and exercising outdoors, and yield multifaceted views across the city.

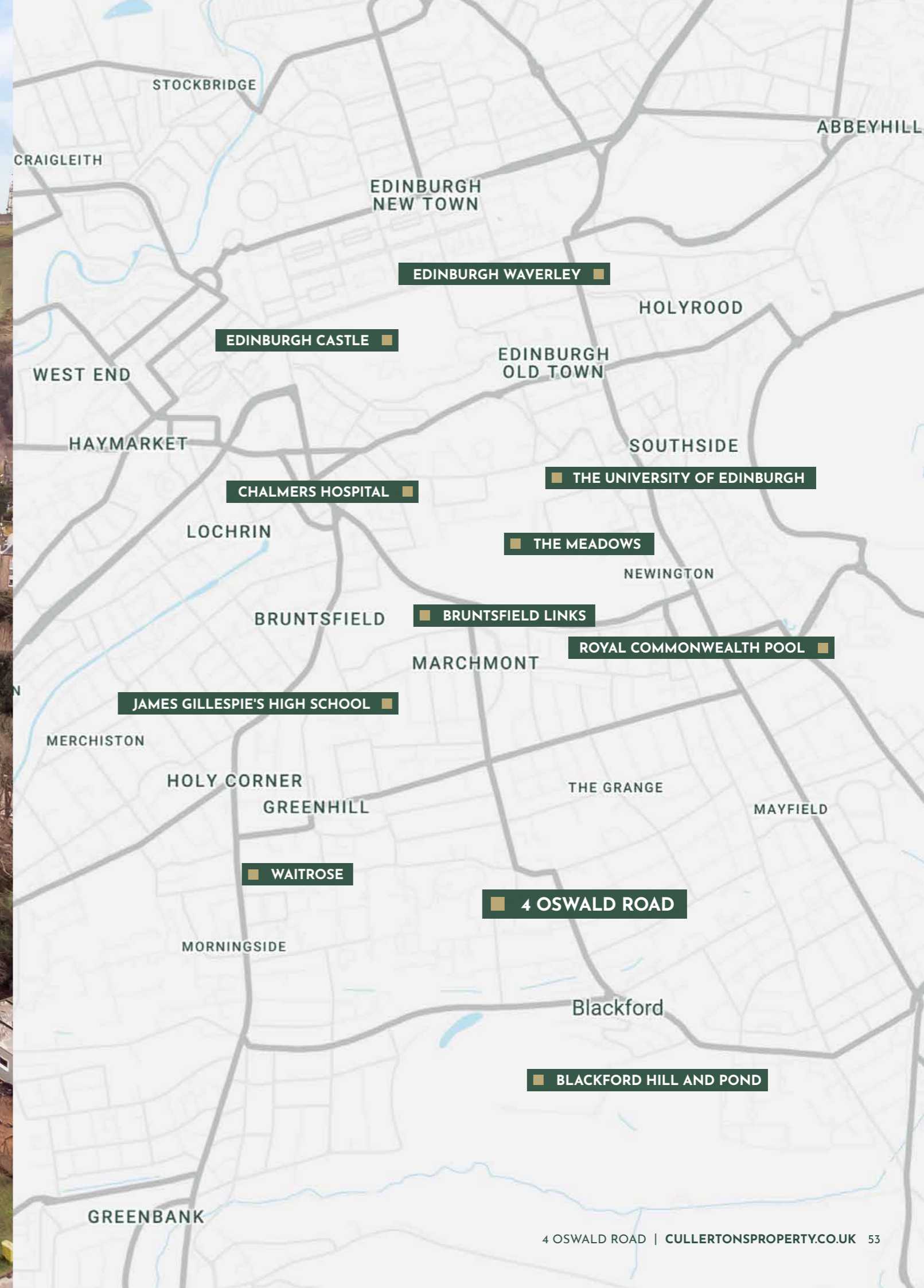


ENJOY WONDERFUL LOCAL AMENITIES

Residents of The Grange enjoy wonderful local amenities in neighbouring Morningside and Bruntsfield, which are both just over 20 minutes' walk or a five-minute drive away and offer a traditional high-street experience. Bustling Bruntsfield Place and Morningside Road (both one mile from the property) are lined with a vibrant blend of independent shops and branded retailers, galleries, boutique and gift shops, plus a Waitrose and an M&S Food. More extensive retail outlets can be found at nearby Cameron Toll Shopping Centre, including a Sainsbury's supermarket, and of course the city centre's world-class shopping is easily accessible.



The property lies approximately 15 minutes' walk from James Gillespie's Primary and High Schools, and is well placed for several independent schools from nursery to senior level, including George Watson's College, Edinburgh Steiner School, and Merchiston Castle School. The property benefits from several bus stops within strolling distance, and nearby major road links allows swift connections to Edinburgh City Bypass and the M8/M9 motorway network. The airport is just 20 minutes away by car.





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.



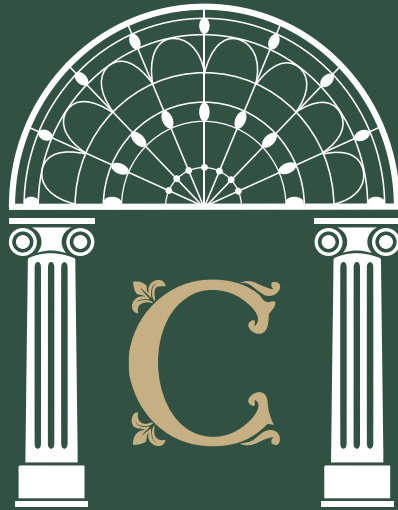
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.