

8 CASTLE GOGAR RIGG

INGLISTON, EDINBURGH, EH12 9FP

Exceptional detached house forming part of the exclusive, gated Castle Gogar Rigg development near Ingliston, boasting flexible accommodation including five bedrooms, generous reception space, six bathrooms (plus a separate WC), as well as spacious gardens, a detached double 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

TABLE OF CONTENTS



07

Welcome to 8 Castle Gogar Rigg
An executive detached house near Ingliston

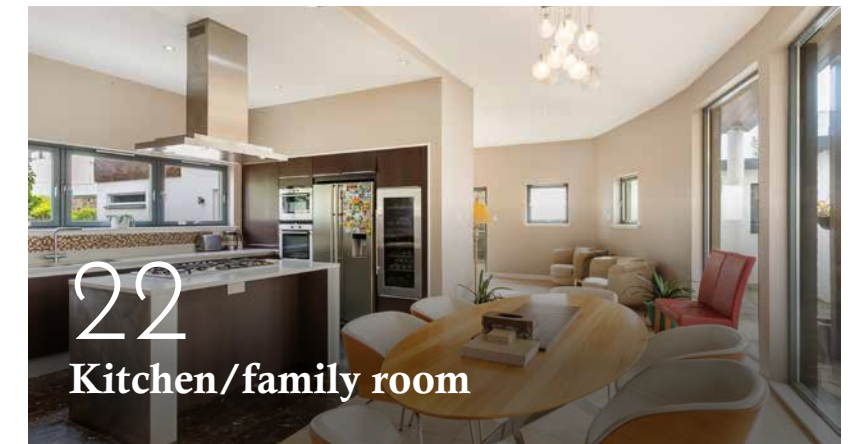
04 Floorplan

07 The property

11 Gardens & parking

15 Welcome inside

16 Living/dining room



22

Kitchen/family room



11

Gardens and parking

22 Kitchen/family room

29 The bedrooms

33 The bathrooms

36 The outbuilding

39 The location



Property Name

8 Castle Gogar Rigg

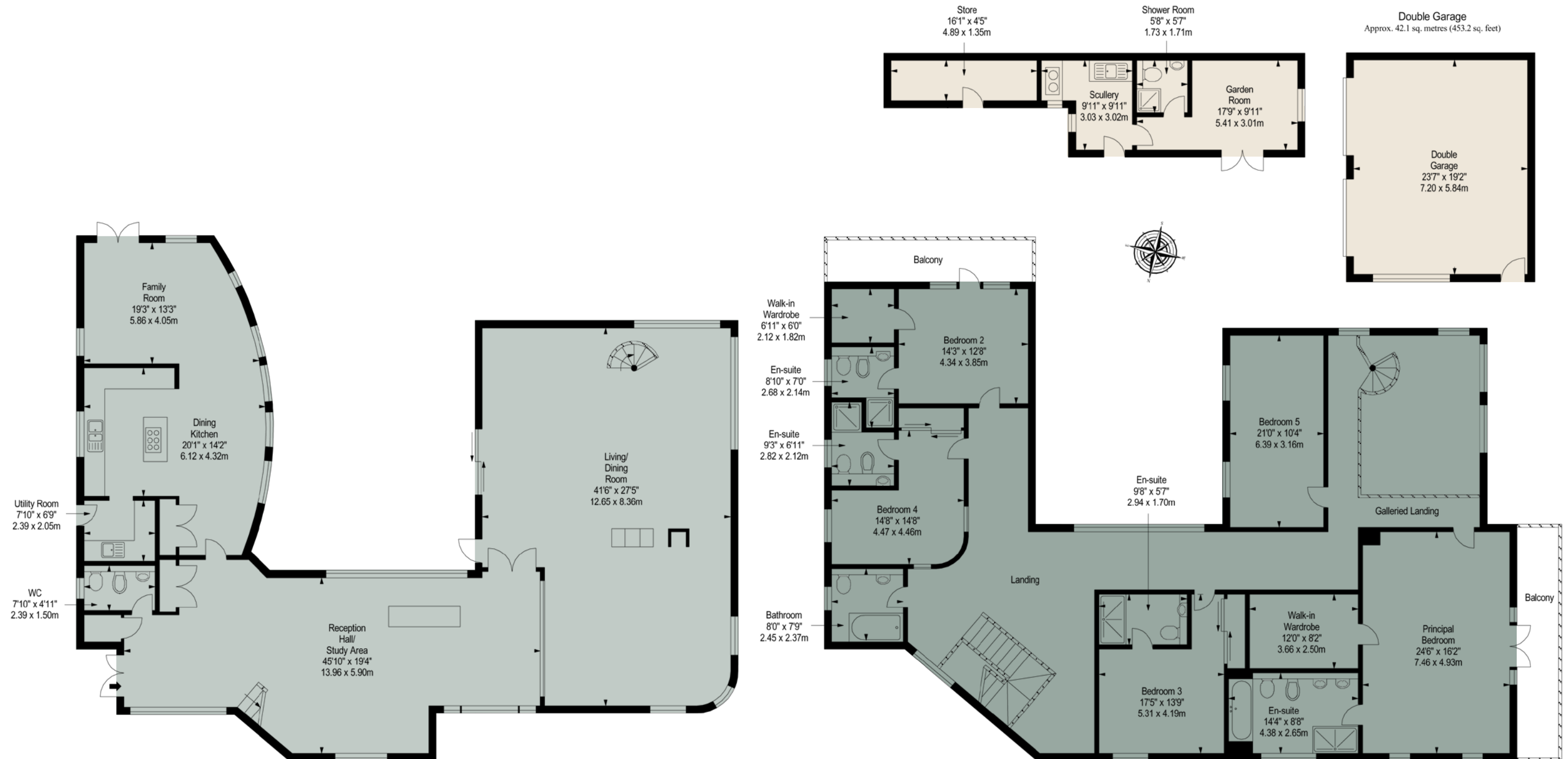
Location

Ingliston, Edinburgh, EH12 9FP

Approximate total area:

555.7 sq. metres (5981.7 sq. feet)

- Ground Floor - First Floor - External





ffering exceptionally spacious and flexible accommodation, this five-bedroom, five-bathroom detached house, with beautifully presented interiors and extensive gardens, presenting an outstanding, luxurious family home in an excellent location. The house sits within a walled, securely gated community and within easy driving distance of nearby amenities, such as shops, state and private schools, transport links (including train stations and the airport), and scenic open spaces.

GENERAL FEATURES

- Executive detached house near Ingleston
- Part of an exclusive, gated development
- Beautifully presented, modern interiors
- Mostly neutral décor throughout
- Home Report value - £1,600,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Impressive entrance hall with office/study/reception area, storage, and WC
- Exceptionally bright and spacious living and dining room with spiral staircase
- Modern, well-appointed dining kitchen with adjoining family room
- Airy landing with space for snug/reading nook
- Impressive principal suite with walk-in wardrobe, four-piece en-suite bathroom, and balcony
- Second double bedroom with walk-in wardrobe, en-suite, and balcony
- Two additional en-suite double bedrooms
- Fifth double bedroom with excellent flexibility for use
- Family bathroom with shower-over-bath
- Gas central heating system
- Double-glazed windows throughout

EXTERNAL FEATURES

- Outbuilding with garden room, scullery, shower room, and store
- Generous and well-maintained garden grounds
- Detached double garage and multi-car-driveway
- Electric, remote-controlled gates into driveway

AN IMPRESSIVE WELCOME TO THIS EXCEPTIONAL HOME

The development is approached by a long, tree-lined driveway, and electric gates welcome you inside, where a road leads round to the property and its own electric remote-controlled gates allow you access to the driveway.

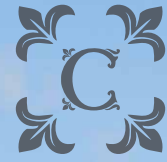




GARDENS & PARKING

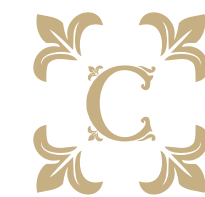
The home is perfectly complemented by vast wraparound gardens. The gardens feature spacious, well-maintained lawned areas, sheltered paved areas for seating, walkways, established trees (including fruit trees), shrubs, and hedging, with privacy ensured by a border of tall leafy trees and a wall to the back of the garden. A central courtyard provides a perfect alfresco dining space, with a canopy for shelter. Excellent private parking is provided by a detached double garage and a driveway for multiple cars.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



EXTENSIVE GARDENS & OUTSTANDING PRIVATE PARKING





WELCOME INSIDE

The front door opens into an exceptionally airy and light-filled reception hall, with generous glazing framing garden views and capturing natural light – a feature that is prevalent throughout the property. The hall offers ample space for a study/home office area and additional comfortable seating, whilst also housing a WC and built-in storage.

THE LIVING/DINING ROOM

The living and dining room occupies a particularly spacious footprint, allowing for endless configurations of furniture catering for both relaxation and dining, with a feature wall in the middle of the room and warming wall-set fires on each side.



AN EXCEPTIONAL LIVING SPACE FOR FAMILY LIFE AND ENTERTAINING

The room is elegantly decorated with beautiful patterned wallpaper and plush fitted carpeting, and large windows to all four sides allow natural light to stream in throughout the day, with a set of wide patio doors also opening to extend the space outdoors into the garden – perfect for alfresco dining and entertaining! A charming spiral staircase leads from here up to the first-floor landing.





THE KITCHEN/FAMILY ROOM

The open-plan dining kitchen and family room offers another fabulous space that is designed with the modern family in mind.



A WELL-APPOINTED
COOKING ZONE, DINING
AREA, & RELAXED
FAMILY ROOM



The kitchen is well-equipped with a range of cabinetry, spacious granite worktops, and integrated appliances comprising a double oven, a six-burner gas hob, an extractor hood, a wine fridge, and a dishwasher, whilst an American-style fridge/freezer is semi-integrated. An adjoining utility room (with external access) offers additional cabinetry and space for freestanding appliances.

FIVE SPACIOUS AND FLEXIBLE SLEEPING AREAS

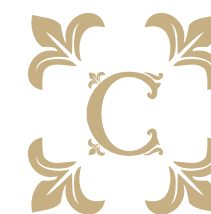




THE BEDROOMS

The bedrooms can all be found on the first floor, accessed via a large staircase from the reception hall or a spiral staircase from the living/dining room, via a generous, airy landing with space for furniture items, a snug/reading nook, or an additional study area. The impressive, luxurious principal suite comprises a double-height sleeping area opening onto a private balcony, a six-piece en-suite bathroom, and a walk-in wardrobe.





The second largest bedroom also boasts an en-suite shower room, a walk-in wardrobe, and a private balcony, whilst two of the remaining bedrooms are supplemented by en-suite shower rooms. The final bedroom offers flexibility and options for use, as demonstrated by the current owner with its use as a dressing room.



THE BATHROOMS



As well as the en-suites, the home has a family bathroom comprising a shower-over-bath with a glazed screen, a wall-mounted basin and vanity unit, a WC, and a large wall-mounted mirror. The principal bedroom's bathroom comes complete with a bathtub with a shower attachment, a large shower enclosure with jets, twin sinks, a WC, a bidet, and twin towel radiators, whilst the en-suite shower rooms consist of shower enclosures and WC suites, with some having bidets and some having towel radiators. The property is kept warm by a gas central heating system and benefits from double-glazed windows throughout.

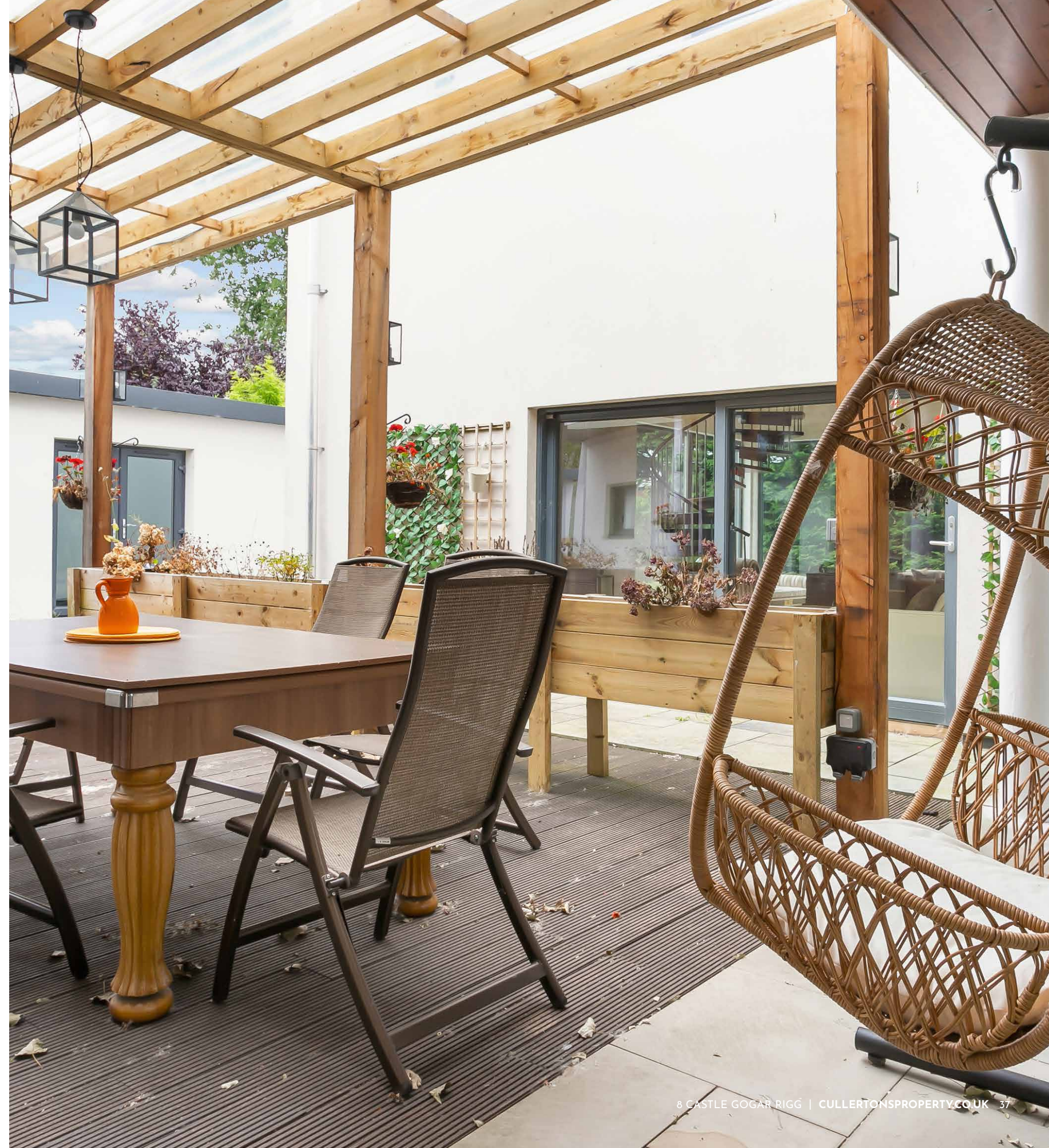


FIVE WELL-APPOINTED
WASH ROOMS

THE OUTBUILDING

The garden includes an outbuilding which offers flexibility with a garden/lounge room, a scullery, and a shower room, allowing it to be used by guests, live-in relatives/older children preferring a little more independence, or a workspace/studio away from the main house.

FLEXIBLE SPACE WITH VARIOUS OPTIONS FOR USE





THE 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, offering a reassuringly secure setting within a luxury, gated development. The development's position offers surprising seclusion whilst also being exceptionally well connected. 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, making traveling across the city (and further afield) on two wheels all the more appealing.



CONNECTING YOU TO THE CITY AND BEYOND



The nearest tram stop at Gogarburn is a mere two-minute stroll from the private road end, where there is ample car parking within the grounds, offering fantastic swift links to the airport, or in the opposite direction all the way through the city centre to Newhaven. 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, such as Marks & Spencer and Morrisons.

EDINBURGH AIRPORT
91 CITIES WITHIN EASY REACH

EDINBURGH TRAM LINE

- **EDINBURGH AIRPORT** - 7 MINUTES JOURNEY
- INGLISTION PARK & RIDE
- **GOGARBURN** - TRAMS RUN EVERY 7 MINUTES
- EDINBURGH GATEWAY
- GYLE CENTRE
- EDINBURGH PARK CENTRAL
- EDINBURGH PARK STATION
- BANKHEAD
- SAUGHTON
- BALGREEN
- MURRAYFIELD STADIUM
- **HAYMARKET** - 20 MINUTES JOURNEY
- WEST END
- PRINCES STREET
- **ST. ANDREW SQUARE** - 30 MINUTES JOURNEY
- PICARDY PLACE
- MCDONALD ROAD
- BALFOUR STREET
- FOOT OF THE WALK
- THE SHORE
- PORT OF LEITH
- OCEAN TERMINAL
- **NEWHAVEN** - 50 MINUTES JOURNEY



A DIVERSE COLLECTION OF CULTURE, ENTERTAINMENT, RETAIL, CUISINE, & NIGHTLIFE

For a more upmarket shopping experience, the city centre is well-known for its outstanding shopping and offers a wide range of designer stores, boutiques, and independent retailers. As well as this, the city centre is home to a wonderfully diverse collection of cultural and entertainment venues, bars, restaurants, and nightlife, ensuring there is something for everyone. For those who enjoy keeping fit, there is a Livingwell Health Club within DoubleTree by Hilton Hotel at the airport, whilst a number of other gyms, fitness facilities, and sports groups can be found within east driving distance.

For an invigorating round of golf, several golf clubs are easily accessible, including Turnhouse Golf Club, Gogarburn Golf Club, and The Royal Burgess Golfing Society. The city's cherished green spaces can also be reached easily from the development, with the coast also just a 16-minute drive away. Schooling is well catered for in the area, with the property falling within the catchment area for Corstorphine Primary School and Craigmount High, whilst the capital's fine independent options are nearby, including Clifton Hall, Cargilfield School, the ESMS schools, and St George's.





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

CULTURE

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

SHOPPING

The Gyle Shopping Centre and Hermiston Gait Retail Park

#1

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

Tram Stop: Gogarburn (500 yards)

Train Station: Edinburgh Gateway (700 yards)

Edinburgh International Airport (1000 yards)



SPORTS

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

PARKS

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

FOOD & DRINK

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



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.



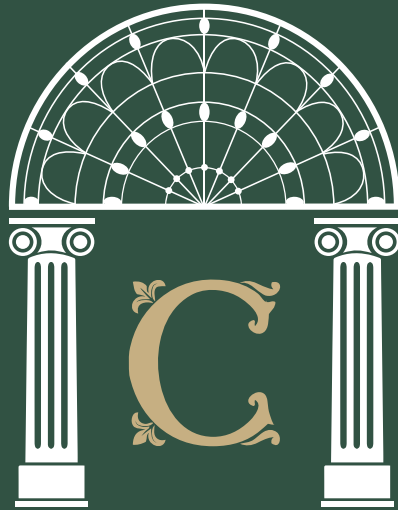
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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



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

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.