

17 CADDELL'S ROW

CRAMOND, EDINBURGH, EH4 6HY

An upgraded four-bedroom terraced house, which offers high-end contemporary interiors and a truly idyllic setting, nestled beside the River Almond in the picturesque coastal village of Cramond.



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.



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**SCOTLAND
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2021-2022

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Property Name

17 Caddell's Row

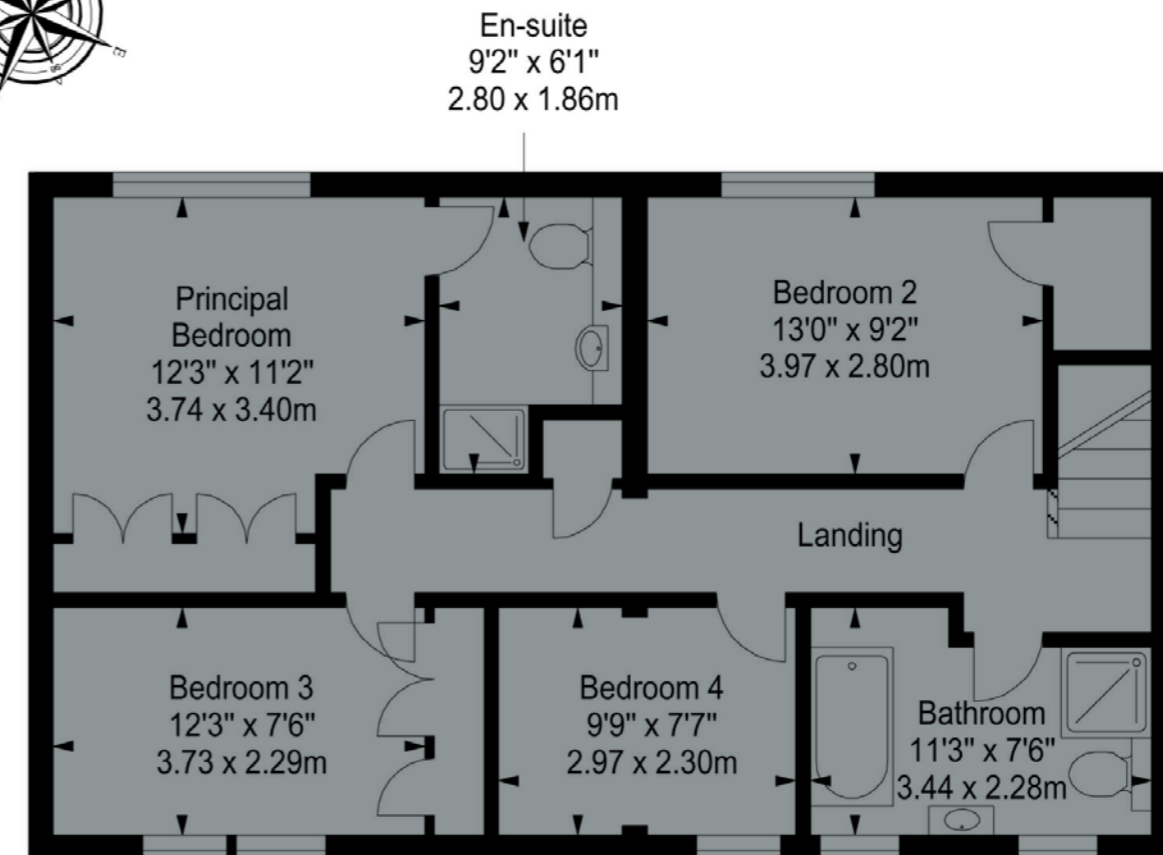
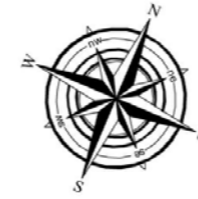
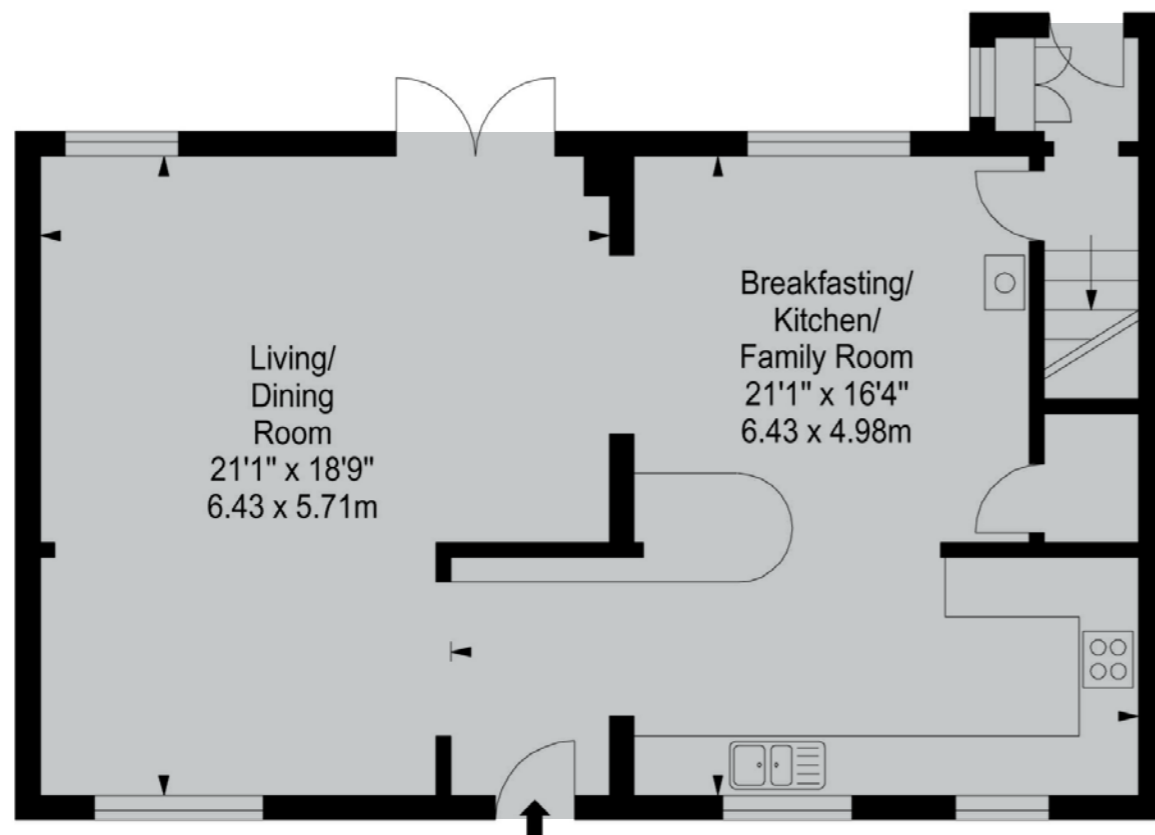
Location

Edinburgh, EH4 6HY

Approximate total area:

144.9 sq. metres (1559.7 sq. feet)

 - Ground Floor  - First Floor





Situated in the Cramond conservation area, this four-bedroom terraced house offers a sought-after coastal lifestyle just six miles from Edinburgh city centre. It has a scenic location set beside a tranquil river walk, close to the lovely local beach and the neighbouring countryside. Furthermore, the home offers bright and spacious accommodation that is finished to high standards throughout, having been upgraded to create contemporary open-plan spaces. The family home also has private gardens and it provides a blank canvas of décor and high-quality fixtures and fittings, including a stylish kitchen and two bathrooms.

Entering the property, you are greeted by a welcoming entrance area that immediately establishes the home's impeccable credentials, with crisp neutral décor and quality wood-textured flooring found throughout the ground level. From here, the adjacent rooms are openly accessed for a sociable open flow of accommodation, which heightens the sense of space and light.

GENERAL FEATURES

- A stylish and upgraded terraced house
- Located in the Cramond conservation area
- Idyllic riverside setting with a nearby beach
- Crisp neutral interior décor throughout
- Gas central heating and double glazing
- Home Report value - £600,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming entrance area
- Large, dual-aspect living and dining room
- Stylish breakfasting kitchen/family room
- Three double bedrooms with wardrobes
- Versatile single bedroom/home office
- Family bathroom with a four-piece suite
- Modern three-piece en-suite shower room
- Two loft spaces (one of which is fully floored)

EXTERNAL FEATURES

- Private gardens to the front and rear
- Communal front deck with river views
- Ample, unrestricted on-street parking

STEP INTO A
A BEAUTIFUL FAMILY HOME

EXPANSIVE OPEN-PLAN LIVING & DINING ROOM

With a suave minimalist-inspired aesthetic, the open-plan living and dining room is elegant, inviting, and easy to style. Perfect for everyday use, it has expansive proportions to create clear zones for lounge furniture and a table and chairs. The space is further enhanced by dual-aspect windows to the southeast and northwest, ensuring a light-filled ambience throughout the day. Furthermore, the room extends out into the garden via French doors – perfect for lively summer soirees.





THE
OPEN-PLAN
LIVING &
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ROOM IS
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TO STYLE



A STUNNING BREAKFASTING KITCHEN AND FAMILY ROOM

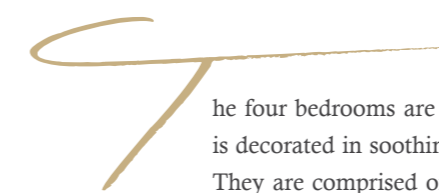
The breakfasting kitchen and family room share an equally impressive layout as the living area, with ample floorspace for comfy furnishings. The dual-aspect space has the added advantage of a log-burning stove, as well as a built-in cupboard for on-hand storage and a rear vestibule for muddy boots. The kitchen itself has a high-specification design, fitted with an array of white cabinets and deluxe solid stone worktops, framed by splashback tiles. It incorporates a breakfast peninsula for casual meals and seamlessly integrated appliances for a streamlined finish (gas hob, double oven, microwave, dishwasher, fridge/freezer, and washing machine).







FOUR TRANQUIL BEDROOMS PROVIDING A PEACEFUL NIGHT'S SLEEP



The four bedrooms are on the first floor, just off a landing with a cupboard. Each room is decorated in soothing neutral hues and laid with plush carpeting for optimal comfort. They are comprised of three airy doubles (all supplemented by built-in wardrobes) and a versatile single, which is currently organised as a home office. With the largest footprint, the principal bedroom also has the luxury of a private en-suite.

WITH THE
LARGEST
FOOTPRINT,
THE PRINCIPAL
BEDROOM
ALSO HAS THE
LUXURY OF A
PRIVATE
EN-SUITE.





A QUALITY FAMILY BATHROOM & EN-SUITE



With a mix of gleaming tiles and neutral décor, the family bathroom has a contemporary aesthetic and a four-piece suite, comprised of a hidden-cistern toilet, a storage-set washbasin, a towel radiator, a double-ended bathtub, and a separate shower cubicle. Meanwhile, the principal bedroom's en-suite shower room is of similar high standards, whilst enjoying a monochrome-inspired colour palette.

The property has two loft spaces for further storage, including a fully-floored attic with Velux windows. Gas central heating and double-glazed windows ensure year-round comfort.



A FULLY-ENCLOSED GARDEN DESIGNED FOR SUMMER DINING

The home is flanked by a leafy front garden and a fully-enclosed rear garden, which are both private to the property. Backed by mature planting, the rear garden affords a good degree of privacy; plus, it features a lawn and a patio for relaxing and dining in the sun. In addition, there is a communal decked area to the front of the property that affords inspiring leafy views over the River Almond. There is also ample, unrestricted on-street parking available as well.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





CRAMOND, EDINBURGH

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade stretches all the way to Granton Harbour and extends along the banks of the River Almond - with plenty of traditional pubs and bistros

to visit along the way! Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, the Forth Road Bridge and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre.



SCHOOLS

State Schools: Cramond Primary School, St Andrew's Fox Covert RC Primary School, The Royal High & St Augustine's RC High
Secondary Schools
Independent Schools: Fettes College, The Mary Erskine School

CULTURE

Lauriston Castle, Cramond Island, Dalmeny House, Barnbogle Castle, Muirhouse Mansion

SHOPPING

Local convenience stores and supermarkets at neighbouring Silverknowes, high-street favourites at Craighleith Retail Park



A TRANQUIL, LEAFY GREEN VILLAGE SET AMONGST SCENIC SURROUNDINGS BY THE COAST & THE RIVER ALMOND

LOCATION



Approximately six miles northwest of Edinburgh city centre

TRANSPORT



Bus – 4, 16, 21, 24, 26, 29, 37, 38, 41, 43, 47, 200

Skylink

Airport – Edinburgh

International (5.3 miles)



SPORTS

Silverknowes Golf Course, Brunstfield Links Golfing Society, World of Football Marine Drive

PARKS

Cramond Beach, River Almond Walkway, Cramond Island, Silverknowes Beach

FOOD & DRINK

Traditional pubs, restaurants, takeaways, cafes



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.



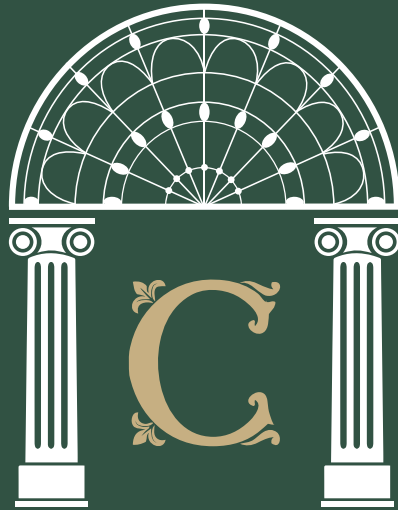
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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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PRESTIGE AWARDS**

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OF THE YEAR

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WINNER

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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.