

14 DOWNIE TERRACE

CORSTORPHINE, EDINBURGH, EH12 7AU

This exclusive Victorian terraced villa in the heart of Corstorphine offers substantial and highly versatile accommodation for use as a luxurious family home or as a guest house, boasting two reception rooms, two kitchens, five double bedrooms, and six bathrooms.





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



The Herald
PROPERTY AWARDS FOR
SCOTLAND
2021
WINNER
ESTATE AGENCY
OF THE YEAR
2021-2022

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VICTORIAN
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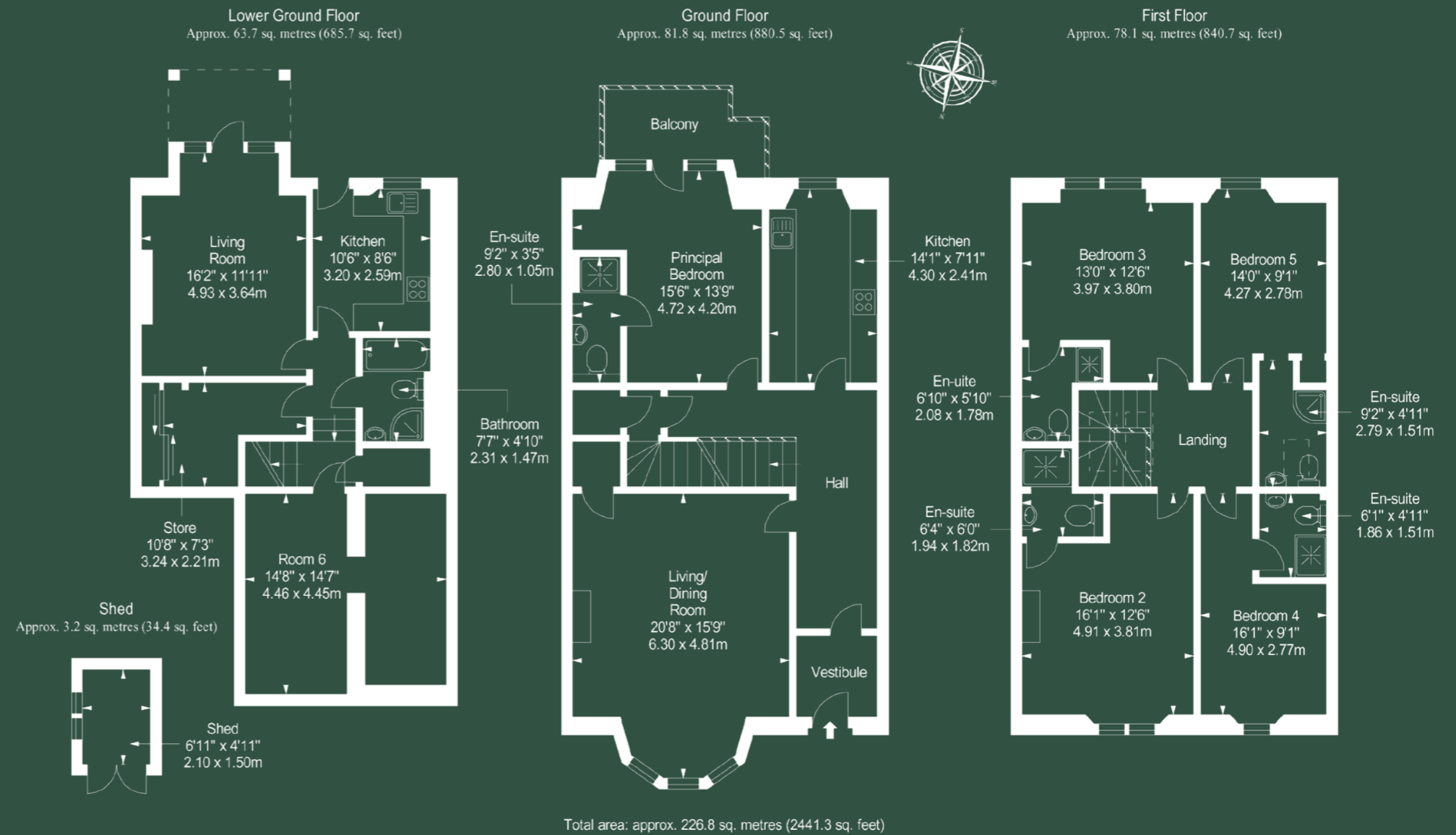
- 6** | **Exclusive Victorian terraced villa** - This expansive Victorian terraced villa provides buyers with a wide range of options and uses, with the choice to continue the property as a successful guest house or to transform it into a large family home for luxury lifestyles.
- 27** | **Corstorphine, Edinburgh** - Corstorphine, just four miles west of Edinburgh city centre, is an ideal choice for families and professionals keen to escape the hustle and bustle, yet remain close to key business and financial districts, and the cultural and social buzz of the capital.

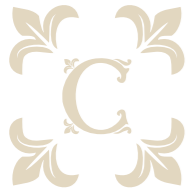
Features

- Exclusive Victorian terraced villa
- Situated in the heart of Corstorphine
- By Edinburgh Zoo & superb transport links
- Substantial & versatile accommodation
- Well-presented interiors throughout
- Welcoming vestibule & reception hall
- Two large living/ dining rooms
- Two well-appointed kitchens
- Versatile room with private office
- Charming private balcony
- Five spacious double bedrooms
- Five modern en-suite shower rooms
- Modern four-piece bathroom
- Store room & good fitted storage
- Beautiful landscaped gardens
- Private rear drive for two cars
- Unrestricted on-street parking
- Double glazing & gas central heating

VIEWING ARRANGEMENTS

BY APPOINTMENT TELEPHONE
CULLERTON'S ON 0131 225 5007

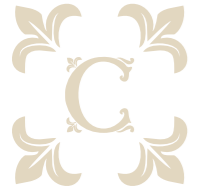




SPACIOUS MID-TERRACE HOUSE

This expansive Victorian terraced villa provides buyers with a wide range of options and uses, with the choice to continue the property as a successful guest house or to transform it into a large family home for luxury lifestyles. The exceptional villa, flanked by landscaped gardens, features spacious, well-presented interiors throughout, and modern fixtures and fittings. Furthermore, it has a sought-after location in Corstorphine directly opposite Edinburgh Zoo, set within easy reach of amenities and regular public transport links, and just a short journey from Murrayfield Stadium, the home of Scottish rugby.





ELEGANT DÉCOR IS ENHANCED BY PERIOD CORNICE WORK



Set back from the road behind a decorative front garden, the main door to the property opens into a vestibule leading into a reception hall. It is a warm welcome that provides a glimpse of the impressive accommodation to follow. On the left, to the front, is the spacious living/dining room. Here, elegant décor is enhanced by period cornice work and a classic dado rail, whilst a handsome fireplace frames the room and a bay window brings lots of natural light into the space.

WELL-APPOINTED KITCHEN

The kitchen is to the rear, coming very well-appointed with generous cabinet storage and sweeping worksurfaces, all arranged in a galley style. It includes an integrated gas hob and eye-level double oven, as well as room for an assortment of freestanding appliances.





PRINCIPAL BEDROOM

Completing this floor's accommodation is the principal bedroom: an accessible, generously proportioned double bedroom with chic styling and a glazed door flowing out to a charming private balcony that is perfect for relaxed meals. Furthermore, it is equipped with a contemporary en-suite shower room.



Meanwhile, the lower ground floor is self-contained, giving owners the flexibility to use it as their own space whilst running the guest house, should you wish to continue the business or utilise it for creative purposes. Here, there is a second living/dining room, which enjoys sumptuous contemporary styling and direct access to the garden.



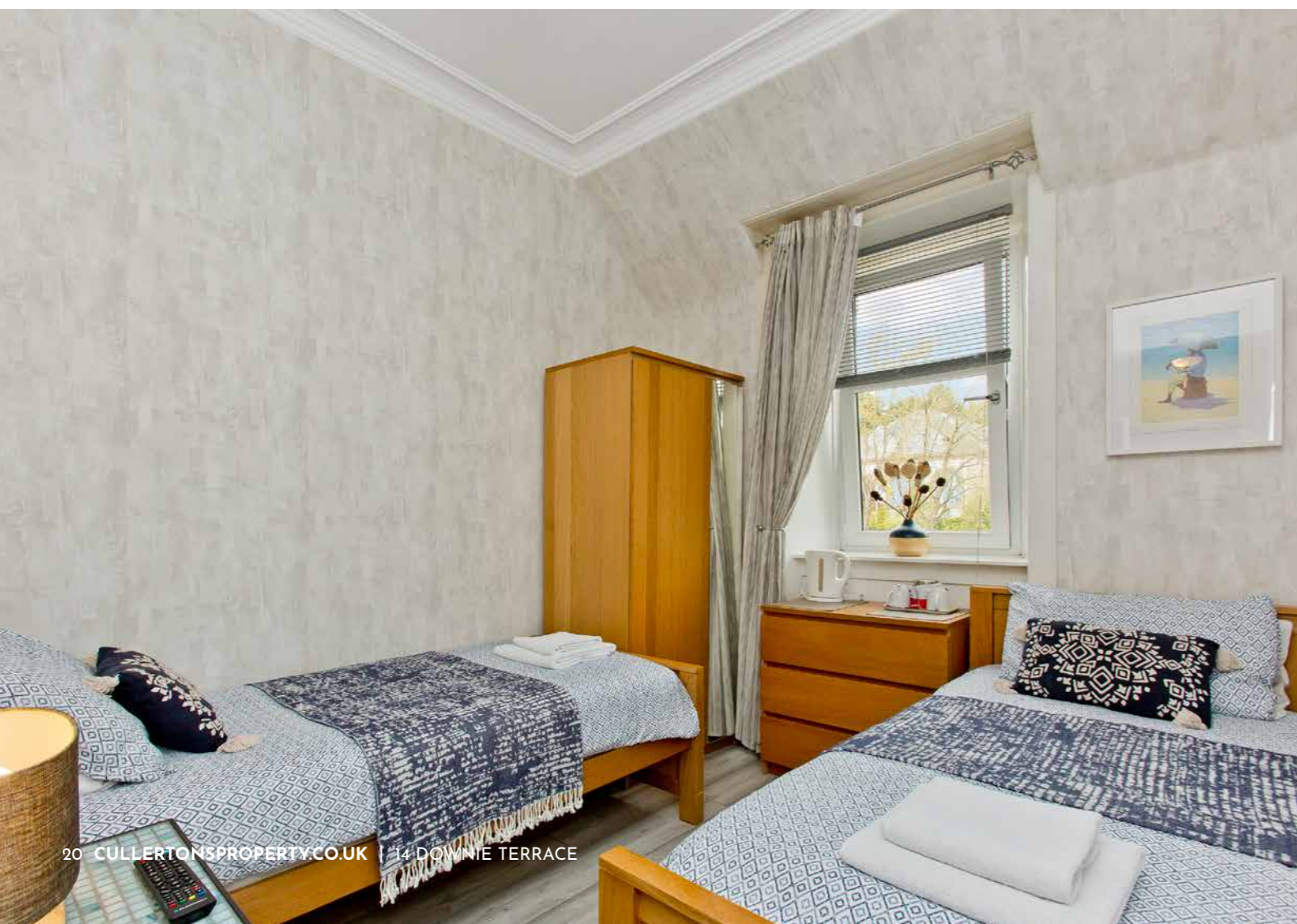
MODERN SECOND KITCHEN

Next door is a second kitchen, fitted with modern cabinets and wood-toned worktops set against a jazzy backdrop, including white splashbacks with mosaic detailing. It has alternative garden access and includes an integrated oven and gas hob, alongside space for freestanding appliances. Also on this floor is a large store and a generously proportioned versatile room that is currently organised as a sixth sleeping area and a private office that is partially enclosed behind a dividing wall. Serving this level is a modern four-piece bathroom, equipped with a bathtub and a separate quadrant shower.





FIVE SPACIOUS BEDROOMS WITH EN-SUITES



Upstairs, the first-floor landing features skylights bringing further sunshine throughout the home. The four remaining double bedrooms extend from here, each lovingly presented in light tones and with spacious footprints to accommodate additional beds or bedside furnishings. In addition, every bedroom is equipped with an en-suite shower room. The bedrooms to the front of the property (one with a period feature fireplace) enjoy leafy views of Edinburgh Zoo, whereas those to the rear boast far-reaching views to the Pentland Hills. The property has good built-in storage, double-glazed windows throughout, and an efficient gas central heating system.





BEAUTIFUL, LANDSCAPED GARDENS

Outside, there is a southerly-facing rear garden that is beautifully landscaped with pebbles, established shrubbery, an artificial lawn, and a raised deck for relaxing and dining in the all-day sun. In addition, there is unrestricted on-street parking available to the front of the property on Downie Terrace and to the rear on Downie Grove, where there is also a private drive for two cars.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, a fridge/freezer, a large chest freezer, two washing machines, a tumble dryer, a dishwasher, and a garden shed to be included in the sale.



CORSTORPHINE EDINBURGH

Corstorphine, just four miles west of Edinburgh city centre, is an ideal choice for families and professionals keen to escape the hustle and bustle, yet remain close to key business and financial districts, and the cultural and social buzz of the capital. From everyday essentials to major retail stores, local residents have everything they need right on their doorstep. St John's Road is lined with independent shops and high-street favourites, while large supermarkets and outlets can be found at Corstorphine Retail Park and at The Gyle Shopping Centre. Corstorphine is perhaps best known as the home of Edinburgh Zoo, which occupies an 82-acre park on the south-facing slope of Corstorphine Hill – one of the capital's 'Seven Hills'. Yielding spectacular views across Edinburgh, this vast green space encompasses Corstorphine Hill Local Nature Reserve, Hillwood Park and such historic landmarks as Clermiston Tower. The magnificent natural landscape provides ample opportunity for sport and fitness, from hiking, cycling, and hillwalking, to golfing at Ravelston and Murrayfield. Corstorphine falls within the catchment area for Corstorphine Primary School and Craigmount High, and is also convenient for independent schools such as St George's School for Girls and ESMS. In addition to outstanding bus, tram and train links into the city centre and beyond, Corstorphine is particularly convenient for the new Edinburgh Gateway railway station and interchange at Gogar, as well as Edinburgh International Airport, Edinburgh City Bypass, and the M8/M9 motorway network.





SCHOOLS

State Schools: Carrick Knowe Primary School, Forrester High School

Independent Schools: St George's School for Girls, ESMS

CULTURE

Edinburgh Zoo, Murrayfield Stadium, Clermiston Tower, Corstorphine Dovecot

SHOPPING

Traditional shopping on St John's Road, Gyle Shopping Centre, Tesco Extra

#1

VIBRANT CITY AREA BRIMMING WITH AMENITIES AND BEAUTIFUL NATURAL LANDSCAPES

LOCATION



Four miles west of Edinburgh city centre

TRANSPORT

Bus

12, 26, 31, 100, N26, X12, X38

Airport

Edinburgh

International Airport

(4 miles)

SPORTS

Ravelston Golf Club, Murrayfield Golf Club, Murrayfield Stadium, Drum Brae Leisure Centre

PARKS

Corstorphine Hill Local Nature Reserve, Hillwood Park, Drum Brae Park

FOOD & DRINK

Wide range of cafes and bistros, takeaways and eateries, traditional pubs, bars and restaurants



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.



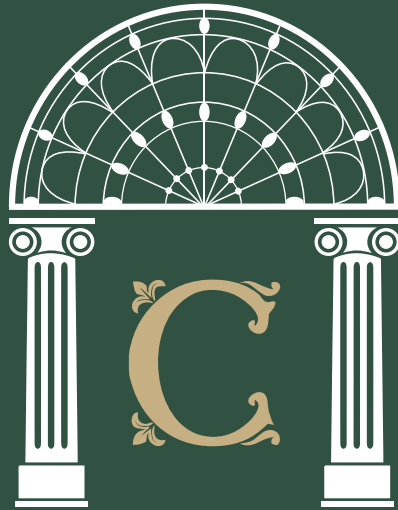
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.