

# 13 ESSEX BRAE

CRAMOND, EDINBURGH, EH4 6LN

*Quietly located in the desirable coastal suburb of Cramond, this detached family home promises outstanding accommodation with multiple versatile reception rooms, four bedrooms, and two bathrooms, tastefully presented throughout. Attractive gardens and private parking complete this highly appealing proposition.*





# 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

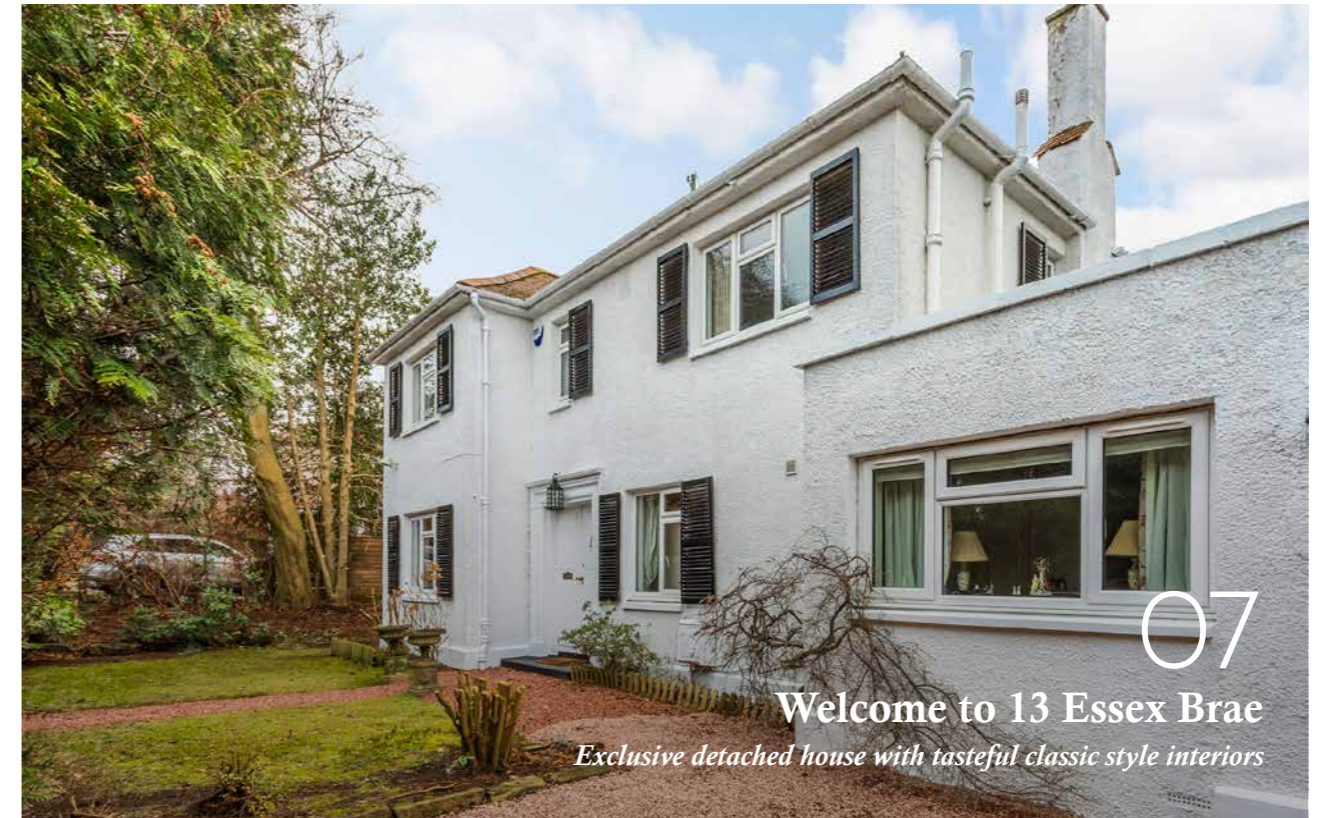
2021-2022



ESTATE AGENCY  
OF THE YEAR

2021-2022

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Welcome to 13 Essex Brae

*Exclusive detached house with tasteful classic style interiors*

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## Property Name

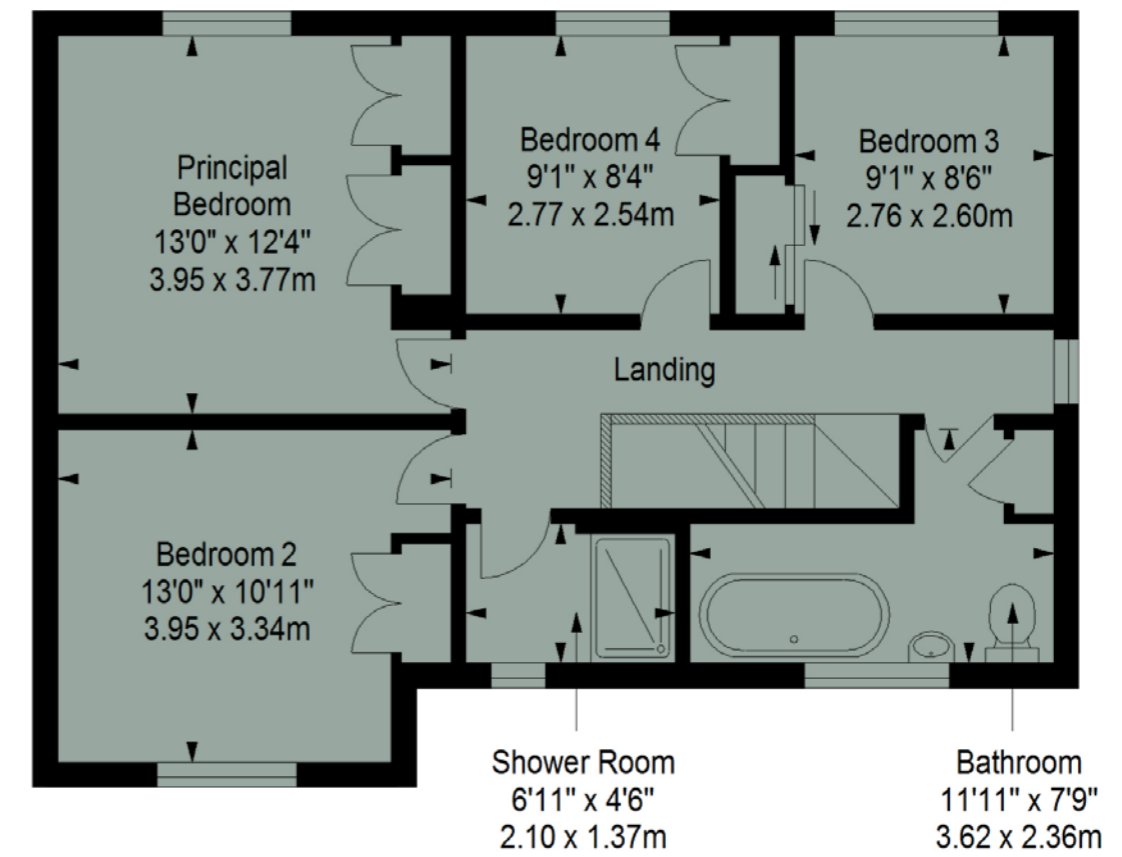
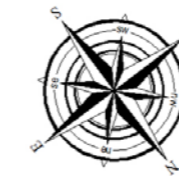
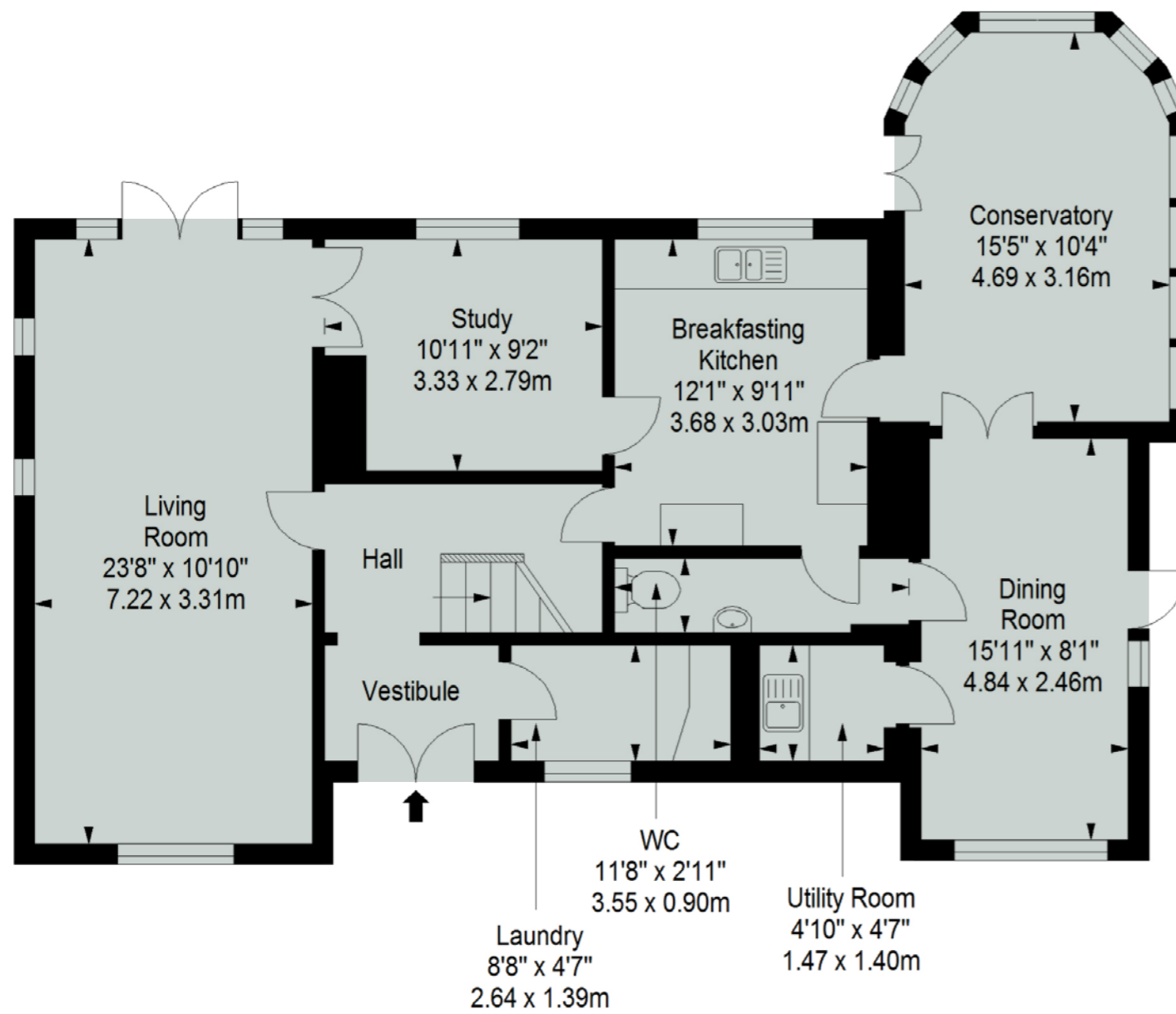
13 Essex Brae

## Location

Cramond, Edinburgh, EH4 6LN

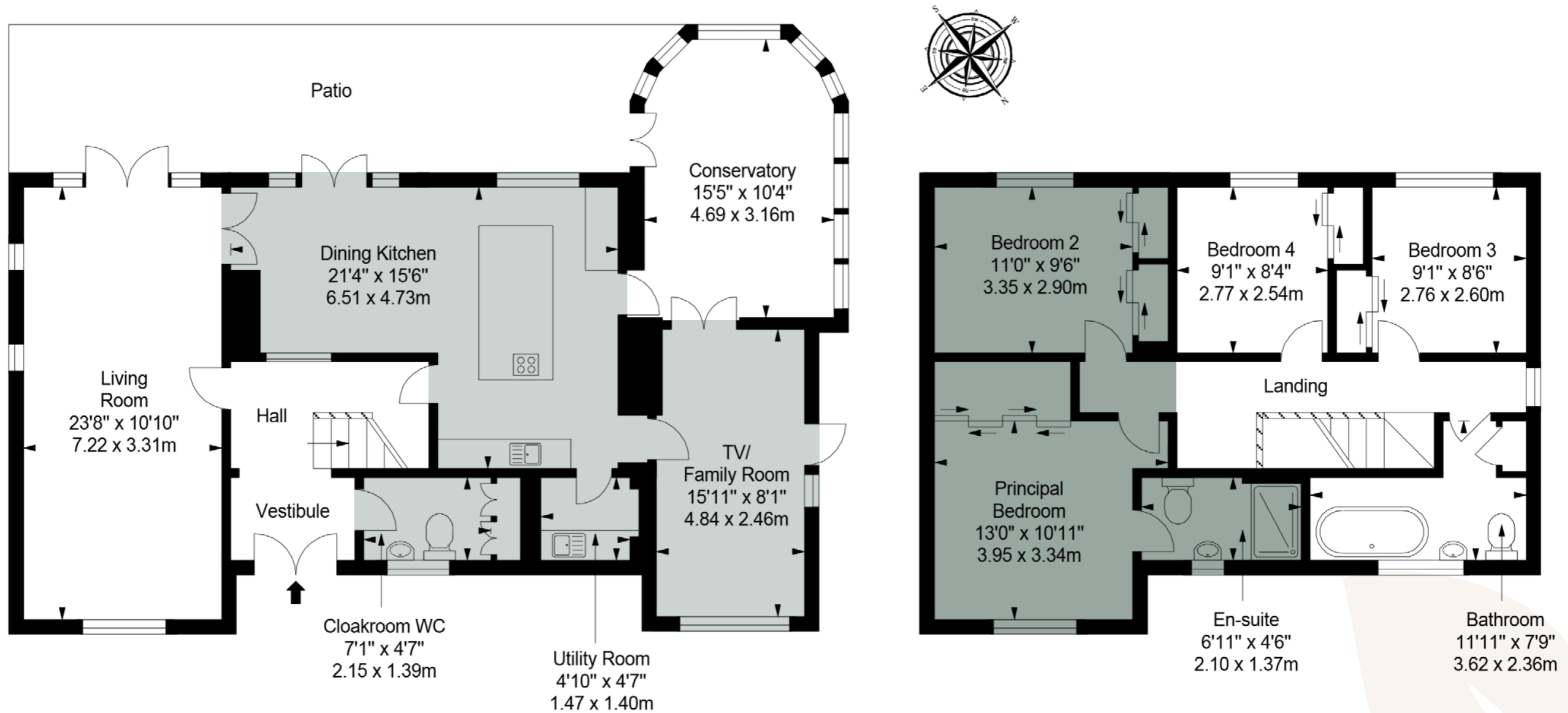
Approximate total area:  
163.7 sq. metres (1762.1 sq. feet)

- Ground Floor - First Floor



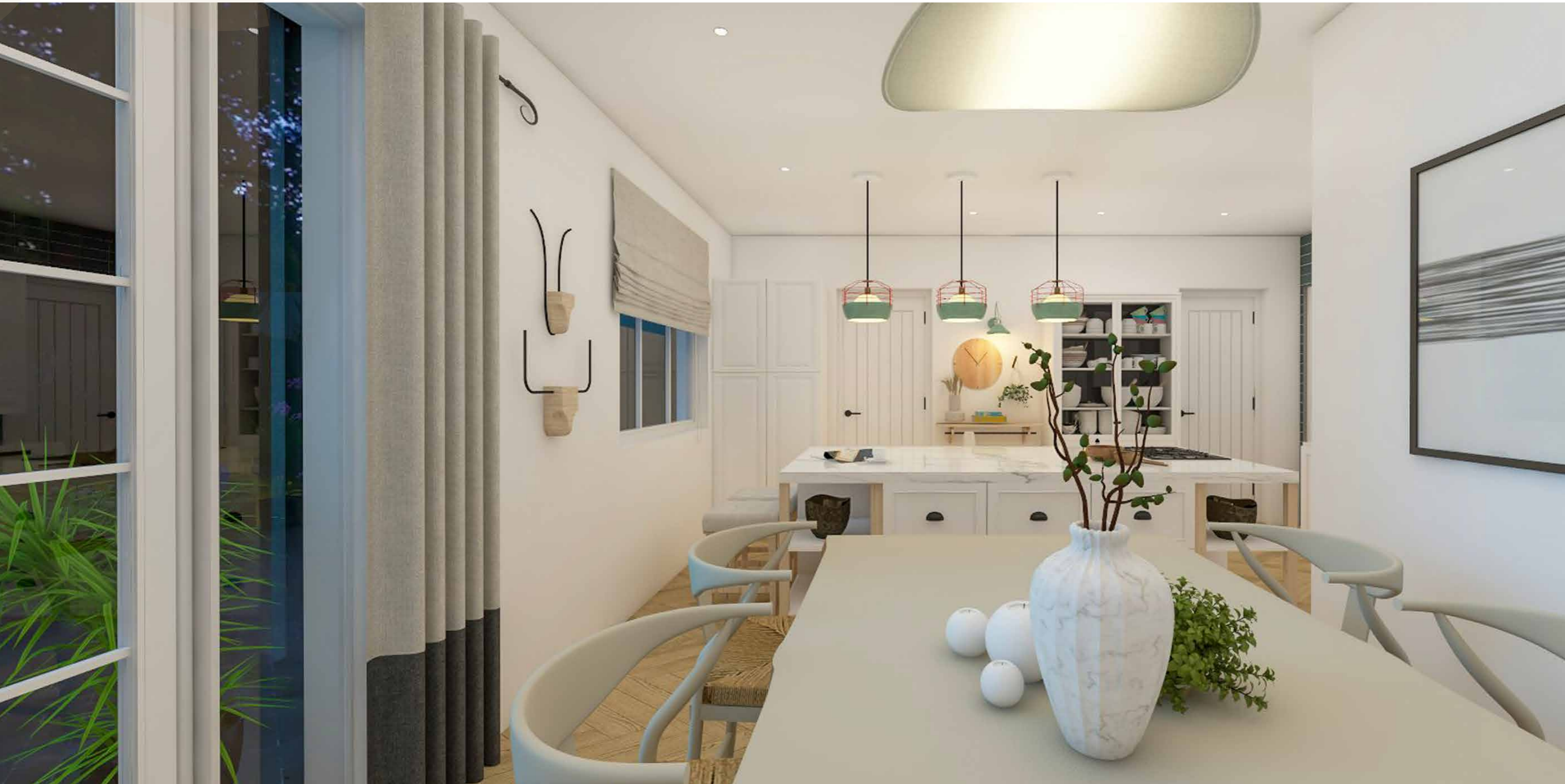
# POTENTIAL ALTERATIONS

*An alternative layout*



# DEVELOPMENT POTENTIAL

The home lends itself to change the current floorplan configuration, creating much larger and open-plan living areas, without having to extend the property. Although the property offers its new owners a range of uses for each room, either in its current form, or by remodelling, we have created CGI images to show the potential the property offers to maximise family living space.





These layout changes include: removing a part of the wall in the vestibule leading to the hallway, to create more impressive welcome; a new fixed glazed pane, allowing natural light to stream in with delightful rear garden views the moment you step into the property; and turning the 'Laundry Room' into a new Cloakroom and WC with built-in storage space.

By removing the wall between the current 'Study' and 'Kitchen', a new open plan kitchen and dining room can be formed, with French doors leading directly outdoors. The footprint of the kitchen has been extended with access to the utility room now directly from the kitchen. The original doors to the conservatory, family room and sitting room, remains in place.

Upstairs, we have extended 'Bedroom 2' to become a Principal bedroom with extensive storage. The former shower room, accessed from the hallway, now forms part of a full en-suite shower room to the principal suite. Finally, the original principal bedroom is now the second bedroom - still a spacious double with extensive wardrobe space.

Please note: prospective buyers will need to gain all necessary permissions for any changes to the property. The new photo-realistic CGI images are done to the new floor plan layout, using the actual sizes of the rooms.





located in Cramond, a historic fishing village and now one of Edinburgh's most exclusive suburbs, this charming detached house offers tranquility and convenience, situated less than five miles from the city centre and within easy reach of road links for travelling further afield. Highly appealing to families, the spacious and versatile interiors include four bedrooms, two bathrooms, and a selection of reception areas for relaxation, dining, entertaining, and home working. The wraparound grounds include enclosed gardens and private parking.

## GENERAL FEATURES

- Highly desirable coastal suburb
- Exclusive detached house
- Tasteful classic style interiors
- Excellent versatility for families
- Home Report value - £900,000
- EPC Rating - E

## ACCOMMODATION FEATURES

- Entrance vestibule and hall
- Elegant multi-aspect living room (with garden access)
- Bright formal dining room (with garden access)
- Versatile conservatory
- Southerly-facing breakfasting kitchen
- Four bedrooms with storage
- Bathroom with roll top bath
- Bright shower room
- Home study
- Ground-floor laundry room, utility room, and WC
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Generous mature gardens with a sunny aspect
- Shed with power
- Leafy front borders create added privacy
- Gated private driveway

# EXCLUSIVE SUBURBAN ADDRESS

*close to the coast and  
picturesque countryside*

*N*

estled behind leafy hedgerows, the attractive white-washed property is approached via a garden path to its double front door. The welcoming introduction continues into its vestibule and entrance hall, carpeted in rich red.

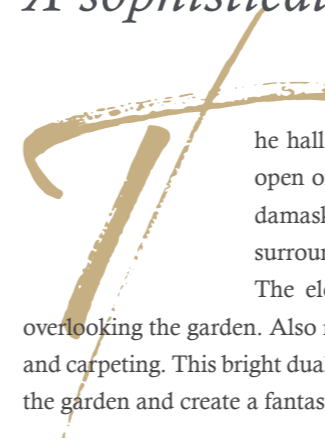
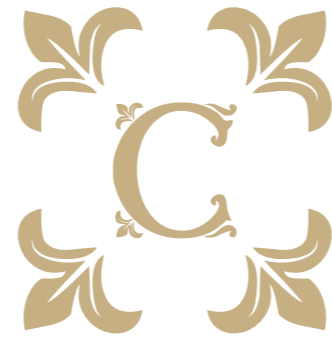






# RECEPTION ROOM

*A sophisticated multi-aspect reception room*



The hall flows through to a remarkably spacious multi-aspect living room, where French doors open onto the rear garden. This plushly carpeted sitting area exudes sophistication with subtle damask wallpaper, ceiling coving, and a living flame fire with a marble hearth, a finely detailed surround, and a mantel mirror. Two shelved recesses provide focal display areas for ornaments.

The elegant decorative finish continues into an adjoining southerly-facing study, pleasantly overlooking the garden. Also reached from the hall is a further reception room, tastefully presented with neutral décor and carpeting. This bright dual-aspect room and an adjoining south-facing conservatory (with kitchen access) open onto the garden and create a fantastic space for gathering as a family or with guests all year round.



# DUAL- ASPECT DINING ROOM

*with garden access*



Reached from the central hallway is a formal dining room, tastefully presented with neutral décor and carpeting. This bright, dual-aspect room enjoys direct garden access, making it ideal for entertaining and summer soirees.





# THE DINING KITCHEN

*Always the heart of the home*



ppointed in a timelessly classic fashion, the Shaker-inspired kitchen is southerly-facing and features white cabinetry offset by forest-green walls and fitted around a central breakfasting area. Further equipping the space is an integrated electric oven and hob and an under-counter dishwasher, fridge, and freezer. Space for laundry appliances can be found in a utility room and neighbouring laundry room located at ground level, along with a handy WC.





# THE CONSERVATORY

*A space to enjoy the garden all year round*



deally connected to the formal dining room, as well as the kitchen, is a magnificent south-facing conservatory. This large room opens onto the garden and is the perfect space to enjoy the gardens all year round.



# INVITING BEDROOMS

*Featuring attractive décor  
and incorporated storage*



tairs from the hall lead up to a light and airy landing and continue its richly-toned carpeting. Fanning off the landing are four comfortably carpeted bedrooms with fitted wardrobes: three double rooms and a single, all decorated in calming muted hues.





*Modern washrooms to accommodate busy family routines,*

# TWO WASHROOMS



Also on this level, to accommodate busy family routines, are a modern shower room and, next door, a classically styled neutral bathroom with a WC, a pedestal basin, a luxurious roll top bath, and built-in linen storage.





# ENCLOSED MATURE GARDENS

*Reassuringly secure for children & pets*

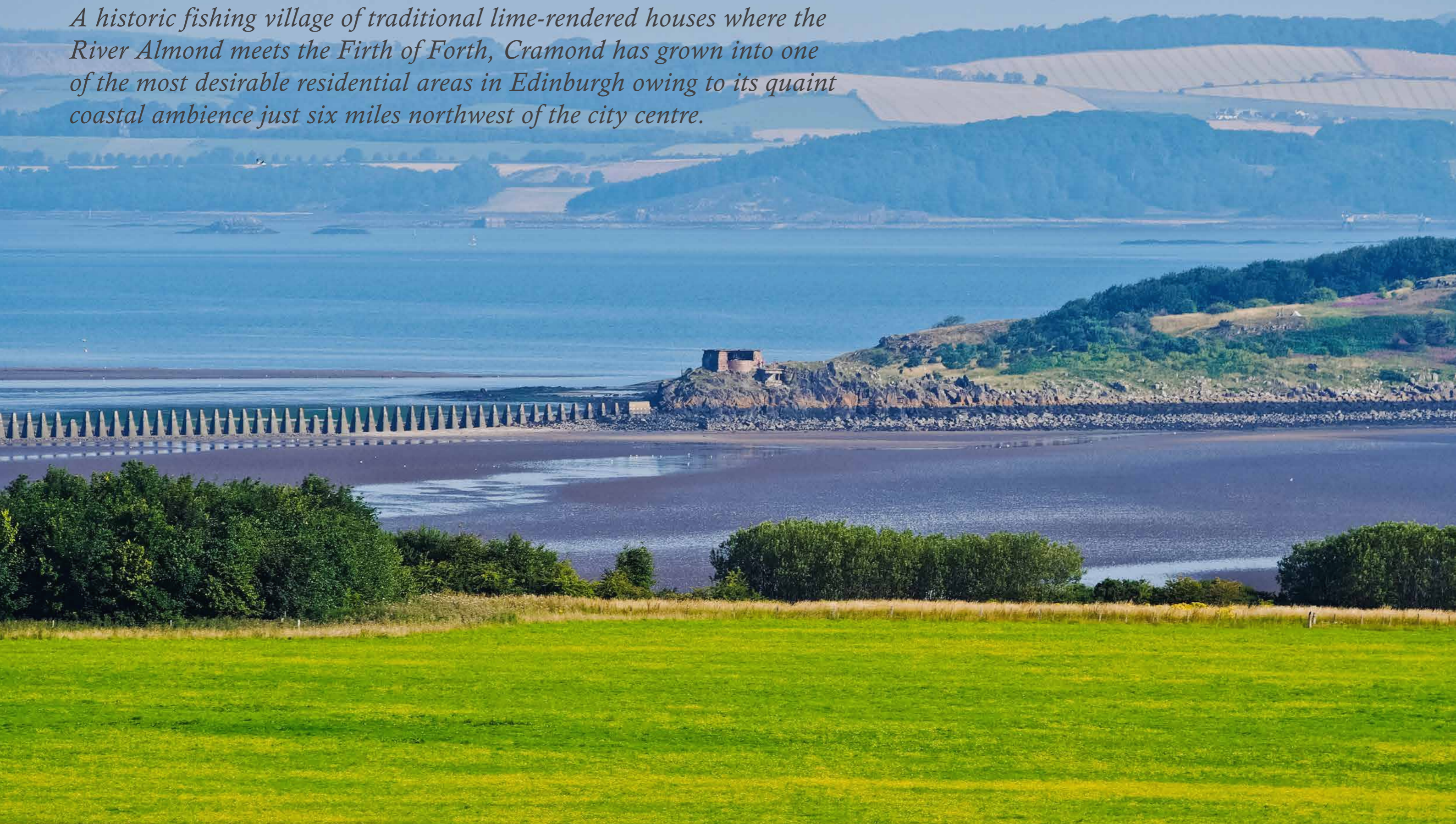


Outside, the home is hugged by lawned gardens, fully enclosed with leafy borders creating additional privacy. To the rear, a south-facing terrace promises a sunny spot for alfresco dining in the warmer months. There is a shed with power and a gated gravelled driveway for convenient private parking.



# 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.*





## 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 Craigleith Retail Park

# #1

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

# W

ith 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.



## LOCATION



Approximately six miles northwest of Edinburgh city centre

## PARKS

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

## 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

## 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.



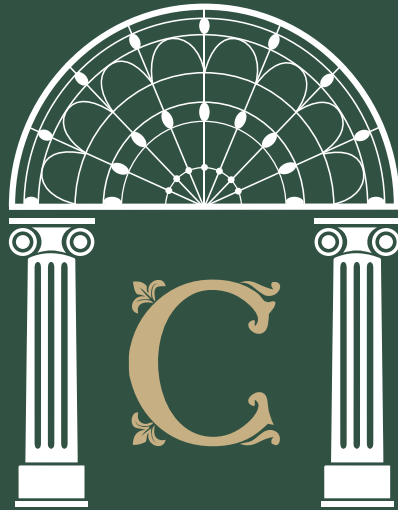
### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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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## 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.