

HOLLY BANK HOUSE

5 PEGGY'S MILL ROAD, CRAMOND, EDINBURGH, EH4 6JY

An incredible four-bedroom detached house in the picturesque village of Cramond, offering a luxurious coastal lifestyle and stylish accommodation, finished to exceptionally high standards.



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.



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TABLE OF CONTENTS



07

Welcome to Holly Bank House

An incredible four-bedrooms detached house in the picturesque village of Cramond

04 Floorplan

07 The property

08 Welcome inside

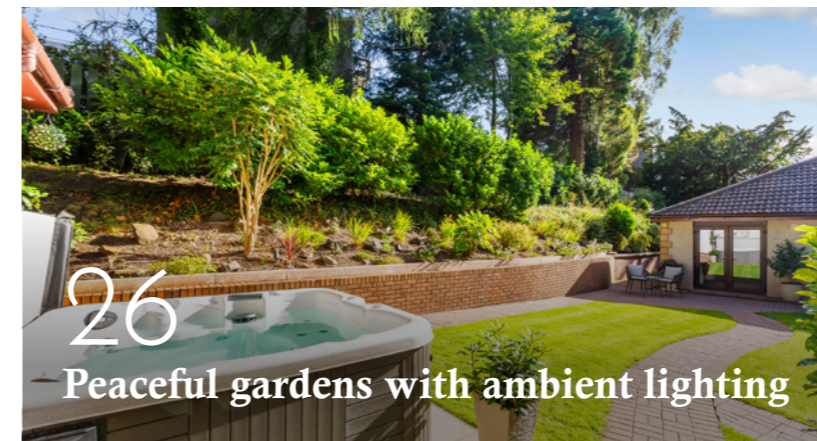
10 Reception rooms

14 Breakfasting kitchen



14

A Shaker-inspired breakfasting kitchen



26

Peaceful gardens with ambient lighting

20 Bedrooms

25 Bathrooms

26 Gardens

30 Cramond, Edinburgh



Property Name

Holly Bank House, 5 Peggy's Mill Road

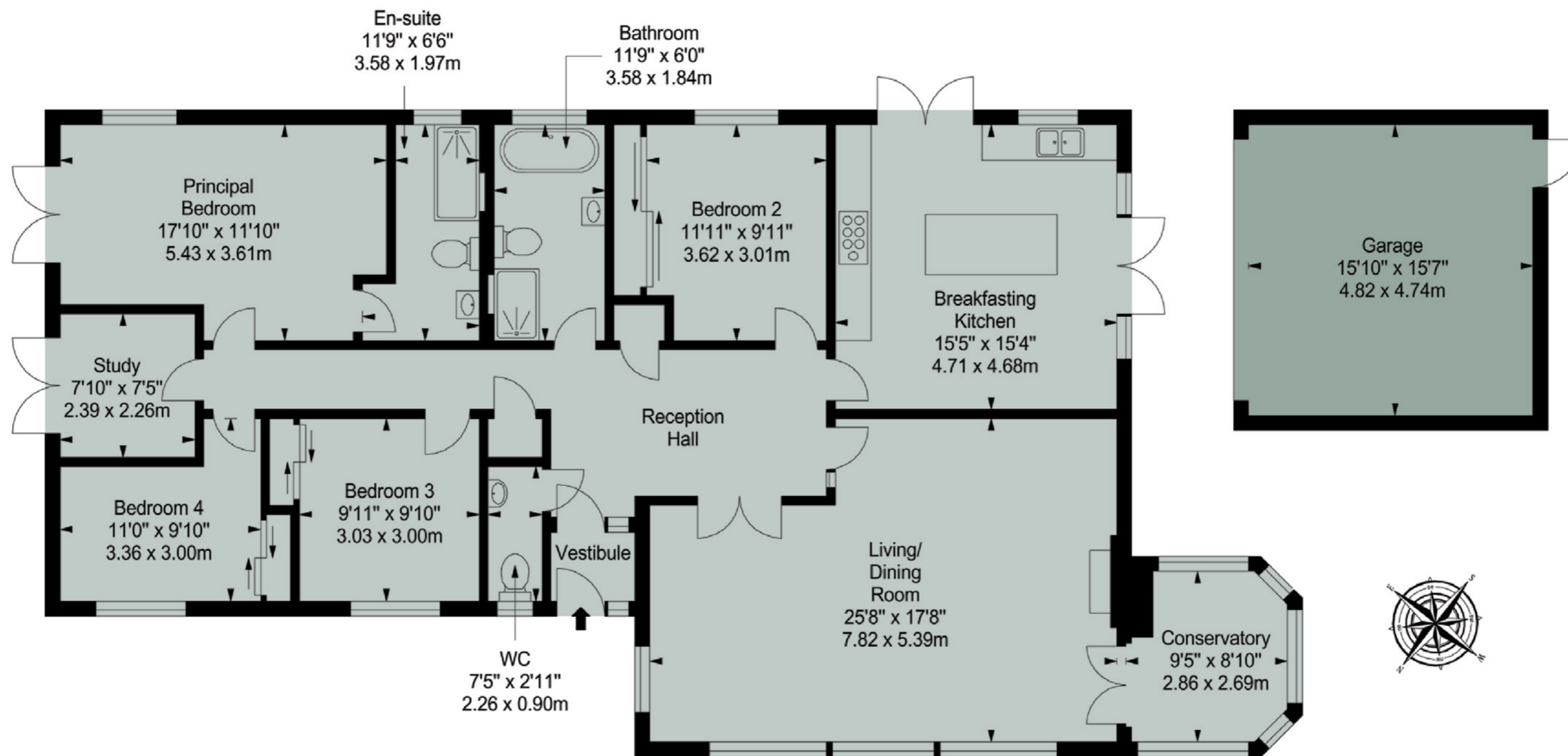
Location

Cramond, Edinburgh, EH4 6JY

Approximate total area:

189.1 sq. metres (2035.5 sq. feet)

■ - Ground Floor ■ - External





Peacefully nestled at the end of a quiet cul-de-sac, this executive detached house has a beautiful setting in sought-after Cramond Village. It forms part of an exclusive community, surrounded by mature trees on the banks of the River Almond. Schools and bus links are close by, and the home enjoys an idyllic riverside walk on its doorstep and a scenic beach a short stroll away. Arranged over a single floor, the rarely available property generously spans 2,035 square feet. It boasts expansive rooms with sumptuous interior design, as well as generous private parking and stunning gardens. Stylish and sophisticated, this residence is truly impressive.

GENERAL FEATURES

- A large detached house with exquisite interiors
- Covers a generous 2,035 square feet
- Offering a sought-after coastal lifestyle
- In a beautiful treelined, riverside setting
- Within the Cramond conservation area
- Home Report value - £825,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Bright and welcoming entrance vestibule
- A reception hall brimming with style
- Large living and dining room with a log burner
- Conservatory with a southerly-facing aspect
- Stylish Shaker-inspired breakfasting kitchen
- Expansive principal suite with garden access
- Three double bedrooms with built-in wardrobes
- Versatile study with French doors to the garden
- Luxurious en-suite shower room
- Four-piece family bathroom and a WC
- Generous built-in storage throughout
- Gas central heating and double glazing
- Underfloor heating in select areas

EXTERNAL FEATURES

- Stunning gardens that offer complete privacy
- Private driveway and a large detached garage

AN INSPIRING FAMILY HOME

From the outset, the home showcases its impeccable standards, with the front door opening into a bright vestibule and spacious reception hall. There is room for coats and shoes and two cupboards for storage. Defined by attractive neutral décor and a solid oak floor, the inviting entrance sets a tantalising scene for the accommodation to follow.



THE LIVING & DINING ROOM WITH LEAFY VIEWS



SET AGAINST A NEUTRAL BACKDROP, THE ROOM INVITES A MINIMALIST AESTHETIC THAT IS VERY PLEASING TO THE EYE

The living and dining area has a tremendous amount of space for comfortable lounge furniture and a family-sized dinner table. It has a leafy aspect and sees a flood of natural light from a generous array of dual-aspect windows. Set against a neutral backdrop, the room invites a minimalist aesthetic that is very pleasing to the eye. A rich wood-textured floor provides the finishing touch, in addition to a handsome fireplace inset with a wood-burning stove. The room also extends into a conservatory, which enjoys a southerly-facing aspect – perfect for soaking up the garden ambience.





A SHAKER-INSPIRED BREAKFASTING KITCHEN



Organised around a central island with a breakfast peninsula, the kitchen is equally spacious. It has dual-aspect French doors extending into the garden and a high-end Shaker-inspired design by Wren Kitchens, featuring white cabinets with matching quartz worktops and metro-style splashback tiles. It comes with a Smeg gas range cooker, an American-style fridge/freezer, and an integrated dishwasher and premium washing machine, which has an illuminated drum and projected timer. The exquisite space is further enhanced by wood-effect porcelain tiles and atmospheric mood lighting.

A TIMELESS, ON-TREND DESIGN



FOUR TRANQUIL BEDROOMS





ENHANCE A CALMING AMBIENCE

The four double bedrooms all maintain the sharp eye for detail, each enjoying a blank canvas of décor and snug carpeting. The principal bedroom further boasts an expansive footprint to accommodate bedside furnishings, as well as lounge furniture and a writing/vanity desk. It has French doors for a seamless transition to the garden and the luxury of an en-suite shower room. Meanwhile, the remaining bedrooms are supplemented by built-in mirrored wardrobes. For added versatility, there is a study that also flows out into the garden.



LUXURIOUS BATHROOMS



ENVELOPED IN MARBLE-INSPIRED WALL TILES
AND BOTH HAVE A HIGH SPECIFICATION



The four-piece family bathroom and ensuite have bespoke designs that catch the eye. Both are enveloped in marble-inspired wall tiles and both have a high specification, with each including a double walk-in rainfall shower, a storage-set washbasin, a toilet, a towel radiator, and an illuminated mirror that doubles as a heater with built-in speakers. The bathroom also has a deep, double-ended bathtub. There is a handy WC for added convenience too. The property has double glazing and gas central heating controlled by Hive via WIFI, alongside underfloor heating in the kitchen and both bathrooms, also wirelessly controlled.

IDYLLIC & PEACEFUL

GARDENS





MANICURED LAWN AND PATIO AREA FRAMED BY MATURE PLANTS

At either side of the home, there are two large gardens that enjoy complete privacy. The northeast-facing garden features a manicured lawn and patio area framed by mature plants. It can accommodate a hot tub for unwinding and stargazing too. The southwest-facing garden has a charming decked area and a patio below. Fully enclosed, both are truly idyllic and peaceful, with lots of external lights for ambient moods, including up lighters on a 600-year-old yew tree. Ample private parking is also provided via a large detached garage and a driveway.

Extras: all fitted floor coverings, light fittings, a Smeg gas range cooker, integrated kitchen appliances, and a fridge/freezer to be included in the sale. The hot tub and fitted curtains are available by separate negotiation.



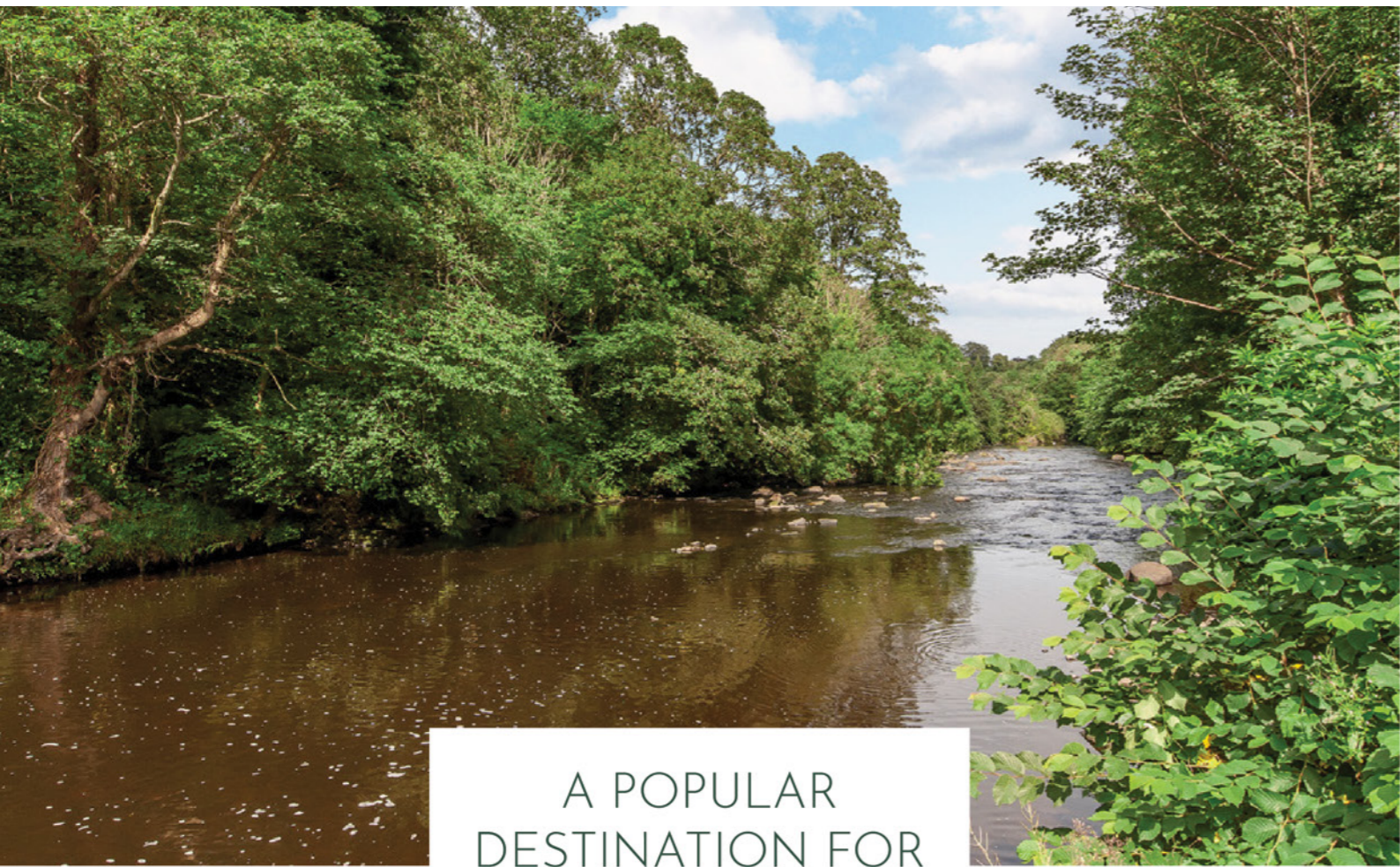
CRAMOND

ONE OF THE MOST DESIRABLE
RESIDENTIAL AREAS IN EDINBURGH



PROMISING A TRANQUIL VACATION FROM THE HUSTLE AND BUSTLE OF THE CAPITAL

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.



A POPULAR
DESTINATION FOR
LAZY SUNDAY
STROLLS



SCHOOLS

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

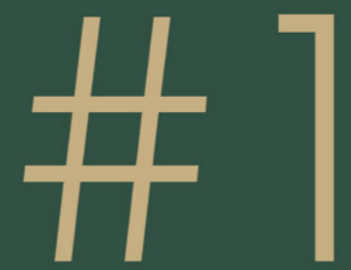
Independent Schools: Fettes College, The Mary Erskine School

CULTURE

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

SHOPPING

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



A TRANQUIL, LEAFY GREEN VILLAGE SET AMONGST SCENIC SURROUNDINGS BY THE COAST AND 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

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



Airport

Edinburgh International (5.3 miles)



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.



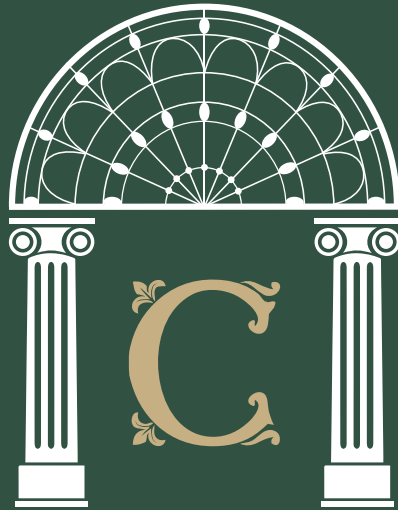
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.