

7 GRANGE LOAN GARDENS

THE GRANGE, EDINBURGH, EH9 2EB

Located in one of Edinburgh's most exclusive and sought-after areas, this extended two/three-bedroom main-door lower villa is of an exceptionally high standard, offering landscaped private gardens and stunning contemporary interiors (including a state-of-the-art German kitchen and two high-spec bathrooms).



CULLERTON'S



WELCOME TO CULLERTON'S
THE ETHICAL PROPERTY
PROFESSIONALS

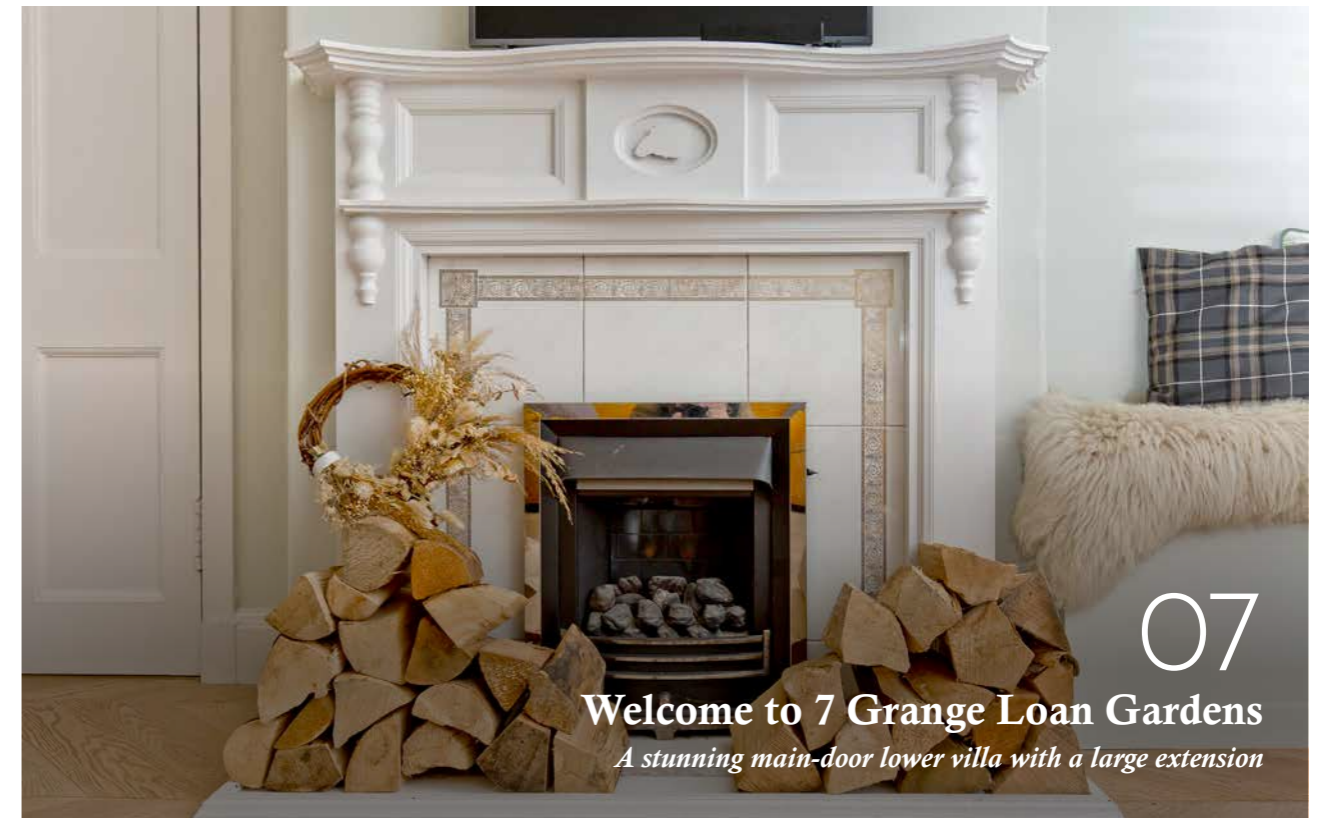
Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon 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.



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Property Name

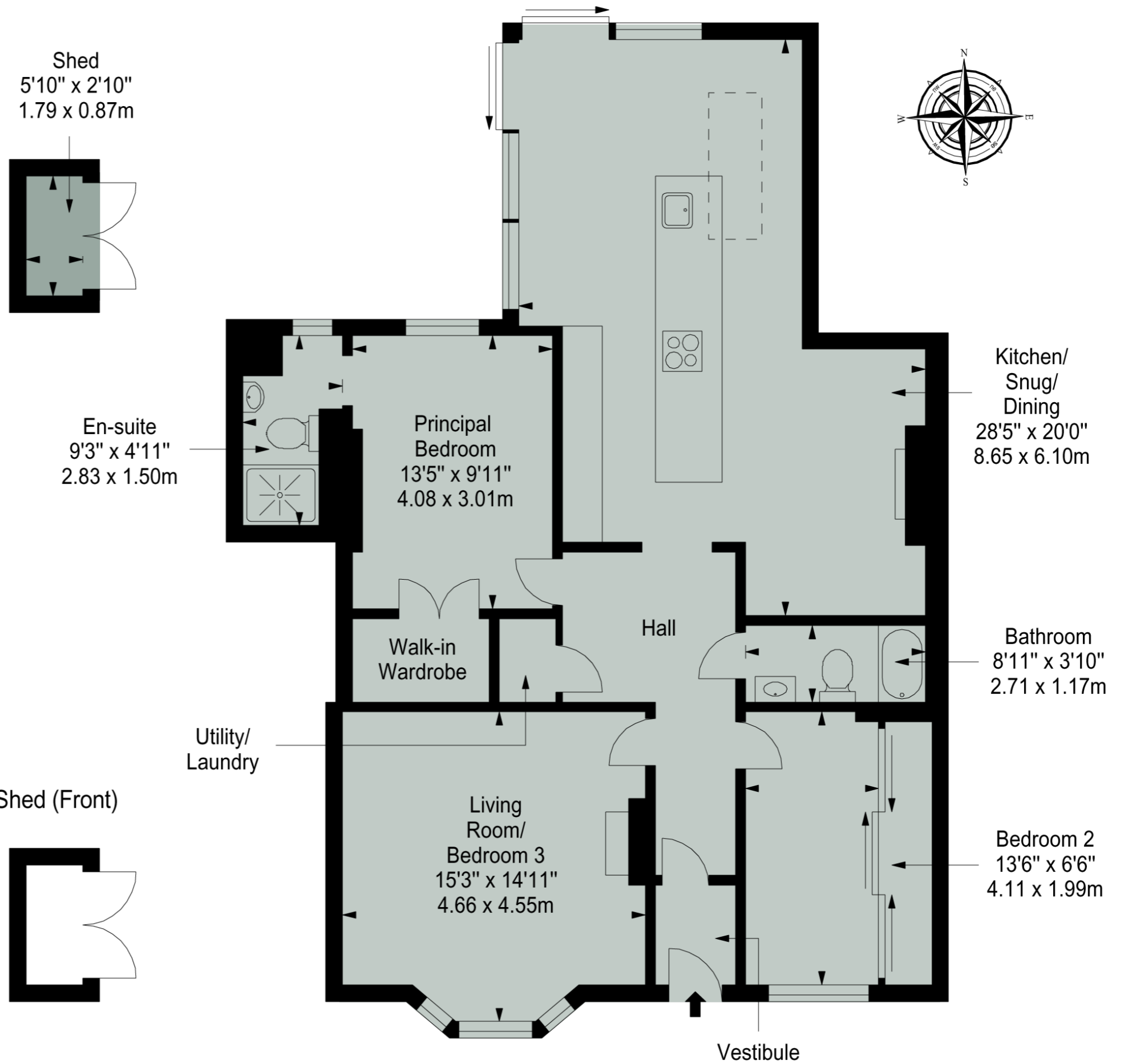
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Location

The Grange, Edinburgh
EH9 2EB

Approximate total area:

110.3 sq. metres (1187.3 sq. feet)



A STUNNING MAIN-DOOR LOWER VILLA

enjoying sumptuous interior design & high-end fixtures



Equipped with a generous extension, this rarely available lower villa is a stylish two/three-bedroom home, which enjoys sumptuous interior design and high-end fixtures and fittings, including a Häcker kitchen and two bathrooms. It is finished to impeccable standards, and is brought to market in true walk-in condition, having been thoroughly renovated and upgraded from 2019 to the end of 2020. Highly versatile, the residence will appeal to a very broad demographic of buyers, seeking luxury accommodation in an exclusive and picturesque setting. The property is nestled at the end of a peaceful cul-de-sac in the prestigious Grange conservation area. It is close to regular bus links and idyllic green spaces, and is within easy reach of amenities and well-regarded schooling. Plus, the home is within swift commuting distance of the city centre.

GENERAL FEATURES

- Main-door lower villa with a large extension
- Fully renovated from 2019 to end of 2020
- In the prestigious Grange conservation area
- Stunning contemporary interiors throughout
- Finished to exceptionally high standards
- Home Report value - £675,000 | EPC Rating - C

ACCOMMODATION FEATURES

- Private entrance and welcoming vestibule
- Central hall with a utility/laundry cupboard
- Dual-aspect statement kitchen/dining room/snug
- Luxurious German Kitchen by Häcker
- Living room/third bedroom with a bay window
- Large principal suite with a walk-in wardrobe
- Second bedroom with a wall-to-wall wardrobe
- Chic en-suite shower room with rainfall shower
- Bathroom with plunge bath and overhead rainfall shower
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Landscaped private gardens to the front and rear
- On-street parking and controlled parking (Zone S1)



Welcome inside 7 Grange Loan Gardens

Inside, you are greeted by a vestibule and central hall, defined by white décor and a Forcrete microcement floor (found throughout the majority of the residence). It provides a lovely welcome and a tantalising glimpse of the accommodation to follow.





A STYLISH & SPACIOUS LIVING ROOM

T

he living room has a stylish aesthetic, incorporating soothing neutral hues with a premium engineered oak herringbone floor. The modern look heightens an airy ambience, whilst providing buyers with an appealing blank canvas. The room is further enhanced by a handsome focal-point fireplace set beside a built-in seating area/reading corner. A south-facing bay window, fitted with French shutters, brings an abundance of natural light into the space, ensuring a bright and cheerful living environment.



THE MAGNIFICENT OPEN-PLAN KITCHEN & DINING ROOM

The heart of the home is the magnificent kitchen extension, which shares a significant open-plan layout with the dining room and snug. Here, a cosy log-burning stove frames a seating corner, whilst space for a table and chairs is provided by the full-height (dual-aspect) windows and sliding doors to the garden – perfect for summer barbecues.





An ultra-modern centrepiece brimming with style

*P*ainted ceiling beams add further style to the extension, alongside the statement German kitchen by Häcker, which instantly impresses pairing handle-less cabinets in mix-and-match tones and luxurious Dekton worktops. Organised around a central island, this incredible kitchen is designed by Baptie Design to offer neat storage solutions and an eye-catching aesthetic brimming with ultra-modern style. Seamlessly integrated appliances complete the look (Slide-and-Hide Neff oven at eye level, Bora induction hob with in-built extractor, tall Neff fridge and freezer, Neff dishwasher, and Quooker boiling water tap). A discreet utility/laundry cupboard in the hall provides a plumbing for a washer and a sink.



CHARMING BEDROOMS

one with an en-suite and garden views

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he two bedrooms both enjoy modern décor and the same high-quality engineered oak herringbone flooring as the living area. Overlooking the rear garden, the principal bedroom is a spacious double that has the luxury of a walk-in wardrobe and a contemporary en-suite shower room.



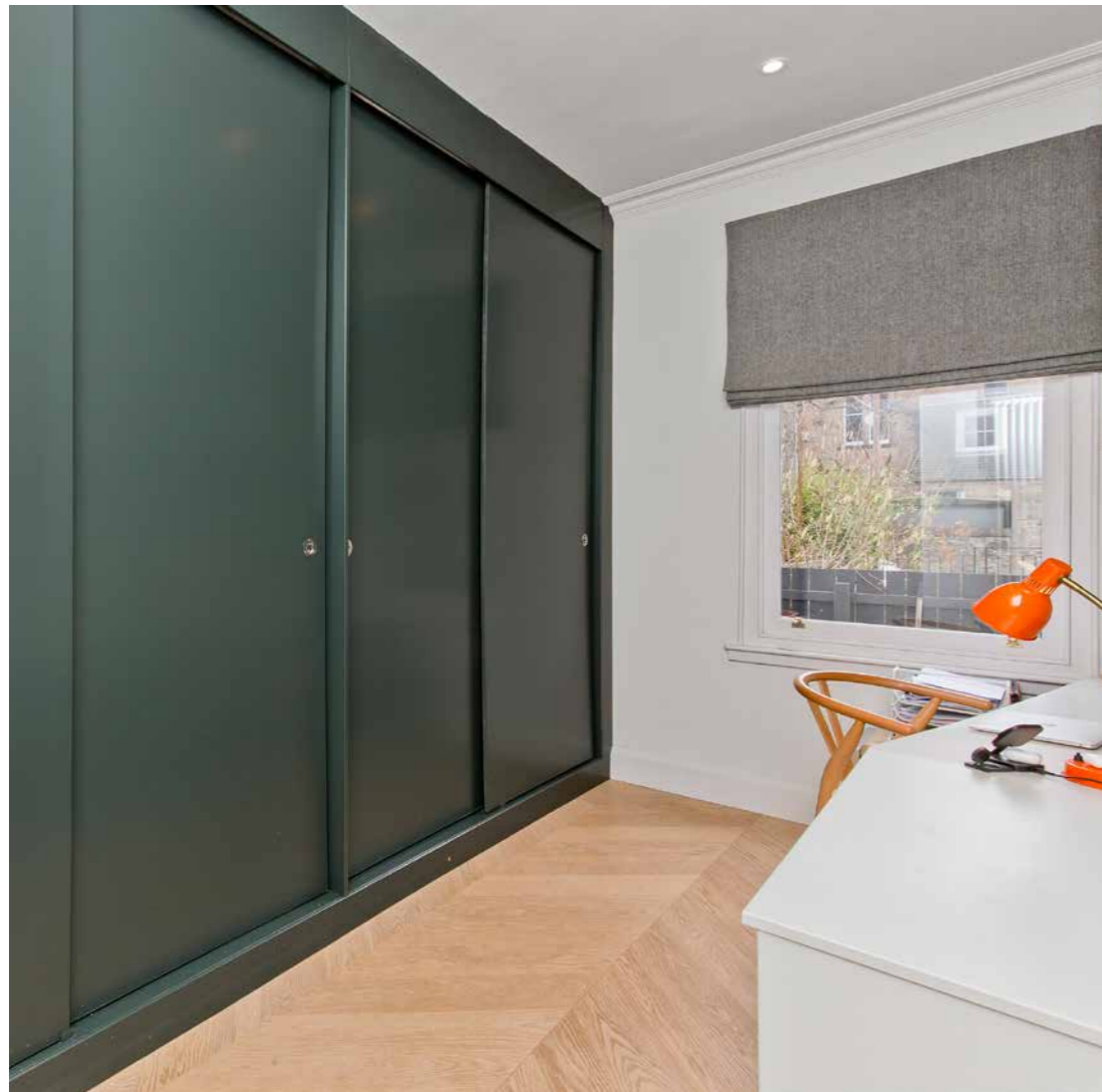
BEDROOM 2

featuring extensive wardrobe space



The

second bedroom, on the other hand, is to the south-facing front, sporting a large wall-to-wall fitted wardrobe. Currently arranged as a home office, this space offers excellent versatility for creative use. Thanks to the impressive kitchen (which could be used as the sole reception space), it is possible to increase the number of bedrooms to three by reutilising the living room as an additional sleeping area, if required.



TWO EXQUISITE BATHROOMS

The family bathroom and en-suite shower room both enjoy chic styling with the fixtures and fittings to match. Presented in white, the bathroom features a hidden-cistern toilet, a washbasin, and a Japanese plunge bath (Omnitub) with an overhead rainfall shower. Meanwhile, the en-suite has premium tiling in stone and aqua-hued tones, alongside similar finishings but with a towel radiator and a double step-in rainfall shower (instead of a bath). The property ensures year-round comfort and efficiency with double-glazed windows throughout and gas central heating (including vertical radiators).





DELIGHTFUL LANDSCAPED GARDENS

The home is enveloped by landscaped gardens that are neatly maintained and fully enclosed. The south-facing front garden features a manicured lawn split by neat paving and established planting. It adds further kerb appeal to the property and a splash of colour to the entrance. Designed for alfresco dining, the rear garden boasts timber decking, a lawn, and a stone bay framed by leafy greens; plus, it has a fire pit and seating area in the corner, providing another entertaining space that captures the morning sun. It is perfect for summer entertaining. In addition, there is ample on-street parking available, as well as controlled permit parking for residents (Zone S1).

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



THE GRANGE, EDINBURGH

The Capital's most exclusive suburbs



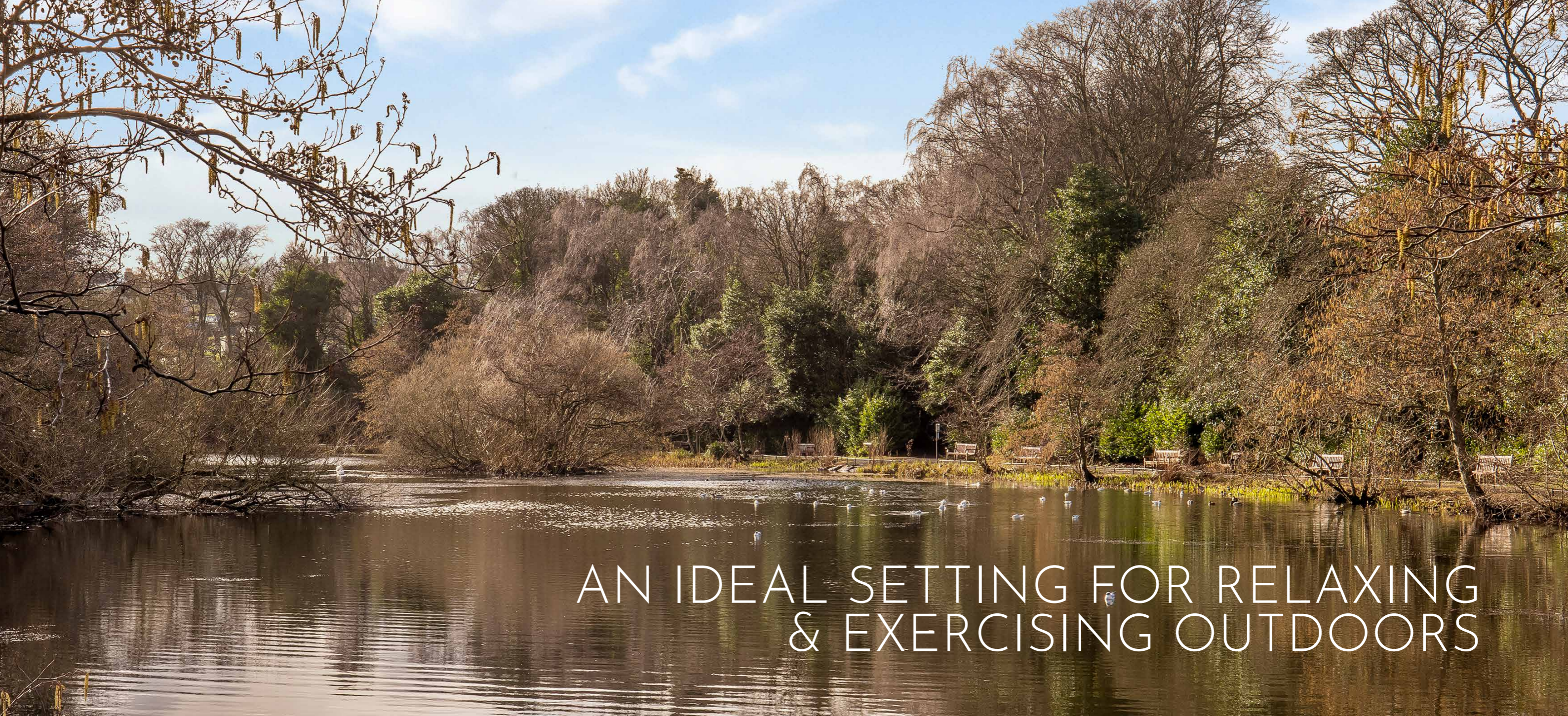
7 Grange
Loan
Gardens



Enjoy wonderful local amenities

The exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets. Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques.





AN IDEAL SETTING FOR RELAXING & EXERCISING OUTDOORS



The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.



AMENITIES

Outstanding day-to-day services and amenities

TRANSPORT

Buses
3, 5, 9, 24, 29, 31

City centre
2 miles

Edinburgh
International Airport
9.3 miles

CULTURE

The Royal
Observatory,
Festival Theatre, the
Queen's Hall, and
Summerhall

SHOPPING

A vibrant blend
of independent
retailers and
high-street stores

#1

ONE OF THE MOST PRESTIGIOUS
AND SOUGHT-AFTER POSTCODES
IN EDINBURGH, LOCATED JUST
SOUTH OF THE CITY CENTRE

LOCATION



Exclusive city district
to the south of the city
centre, offering a tranquil
small-town ambience

PARKS

The Meadows, Arthur's
Seat, Holyrood Park,
Hermitage of Braid and
Blackford Hill Local
Nature Reserve

SCHOOLS



James Gillespie's
and St Peter's RC
Primary Schools,
James Gillespie's and
St Thomas of Aquin's
High Schools, a choice
of independent schools

nearby &

The University of
Edinburgh campuses



SPORTS

Craigmillar Park
Golf Course,
Peffermill Playing
Fields, Royal
Commonwealth
Pool

FOOD & DRINK

Excellent nearby
amenities, with the artisan
cafes, bars, restaurants,
and shops of Morningside
and Newington within
easy reach



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.



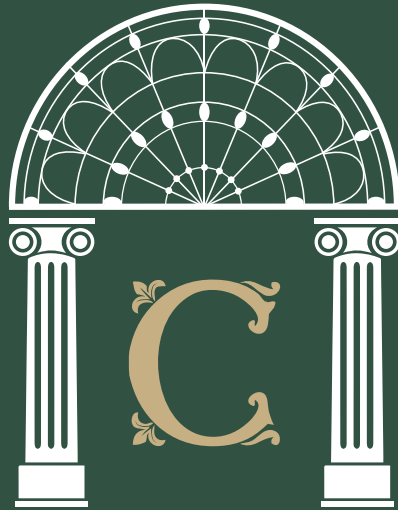
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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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CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2020-2021



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**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

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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.