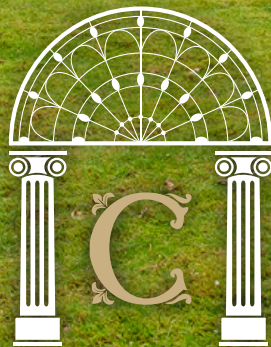


# 2 RAVELRIG ROAD

BALERNO, EDINBURGH, EH14 7DQ

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*This spacious and versatile detached bungalow offers a sought-after semi-rural lifestyle in exclusive Balerno, and it further boasts three reception rooms and three bedrooms, as well as private parking and beautifully landscaped gardens with generous lawns.*



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.



CorporateLiveWire  
**SCOTLAND  
PRESTIGE AWARDS**  
ESTATE AGENCY  
OF THE YEAR  
2020-2021



CorporateLiveWire  
**SCOTLAND  
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ESTATE AGENCY  
OF THE YEAR  
2021-2022



ESTATE AGENCY  
OF THE YEAR  
2021-2022

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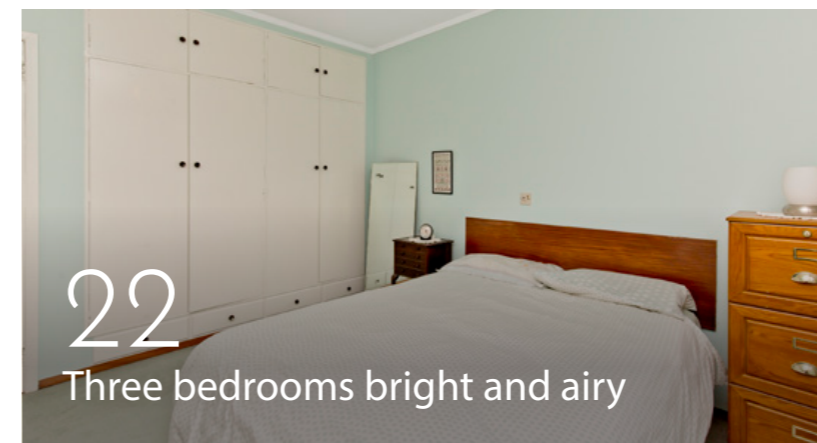
Welcome to 2 Ravelrig Road  
*A rarely available detached bungalow*

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- 16 Dining room



# 18

Spacious breakfasting kitchen



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Three bedrooms bright and airy

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## Property Name

2 Ravelrig Road

## Location

Balerno, Edinburgh, EH14 7DQ

## Approximate total area:

154.7 sq. metres (1665.2 sq. feet)

 - Ground Floor  - Externals





# T

his three-bedroom detached bungalow is a rarely available home that offers spacious, light-filled rooms and excellent versatility to suit the needs of a wide variety of buyers. The home is well presented and enveloped by carefully maintained gardens, enjoying fantastic kerb appeal. Furthermore, it benefits from a desirable setting in the sought-after village of Balerno, providing proximity to the countryside, whilst still being within easy reach of schools, amenities, and transport links, including direct road links to Edinburgh city centre which can be reached in 30 minutes by car.

## GENERAL FEATURES

- A rarely available detached bungalow
- Set in the exclusive village of Balerno
- Offers a sought-after semi-rural lifestyle
- 30 minutes by car from Edinburgh city centre
- Spacious and versatile accommodation
- Home Report value - £650,000
- EPC Rating - E

## ACCOMMODATION FEATURES

- Naturally-lit hall with two cupboards
- Spacious, dual-aspect living room
- Good-size dining room with serving hatch
- Conservatory with access to the garden
- Well-appointed breakfasting kitchen
- Utility room with dual-aspect windows
- Two double bedrooms with wardrobes
- Versatile single bedroom/home office
- Tiled bathroom with a three-piece suite
- Floored attic accessed from utility room
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Mature gardens with sweeping lawns
- Private driveway and detached garage



RARELY AVAILABLE DETACHED  
BUNGALOW NESTLED BEHIND A  
LARGE FRONT GARDEN

# A SPACIOUS & VERSATILE HOME WITH A LOVELY INTRODUCTION

Nestled behind a large front garden, the entrance to the home is instantly appealing. Inside, a naturally-lit hall offers two double-door cloak cupboards and a fantastic welcome that sets the scene for the following accommodation.



# THREE RECEPTION ROOMS TO ENJOY

**T**he heart of the home is the living room. This reception area is generously proportioned and bathed in all-day sun thanks to dual-aspect windows to the south and west. It can accommodate a wide choice of furnishings, and is framed by a focal-point fireplace, inset with a gas stove. The room is further enhanced by crisp neutral décor and a teak hardwood floor, along with timber ceiling beams which add to the character of the space.







# GOOD-SIZE DINING ROOM

## & CONSERVATORY WITH ACCESS TO THE GARDEN

**S**at adjacent, the dining room shares the south-facing aspect, and is fronted by a large picture window. This well-proportioned room also has a convenient serving hatch to the kitchen; plus, it showcases the versatility of the home, being currently arranged as an office. A charming conservatory provides a third reception space, offering lovely garden views and French doors to outside. It is the perfect space for relaxing and soaking up the natural ambience whatever the weather.



# A WELL-APPOINTED BREAKFASTING KITCHEN WITH LOTS OF SPACE

The breakfasting kitchen offers a generous amount of space to incorporate a table and chairs, alongside a well-appointed range of base and wall-mounted cabinets and sweeping worksurfaces. It has white splashback tiles and comes with an integrated induction hob and raised dual oven, as well as an undercounter dishwasher and washing machine. Exposed wooden ceiling beams finishes the space. Next door, a dual-aspect utility room provides additional space for freestanding appliances, as well as access to a floored attic for further storage.



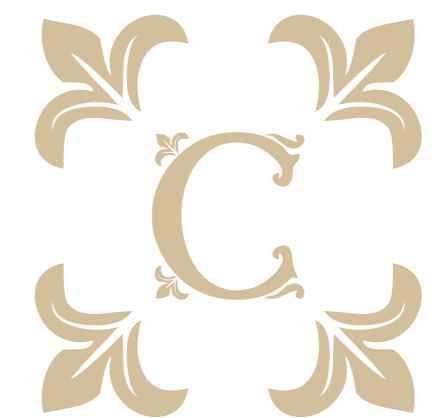
EXPOSED WOODEN CEILING BEAMS  
FINISHES THE SPACE...





# A PEACEFUL NIGHT'S SLEEP

Laid with carpets and finished in light hues, the three bedrooms are all bright and airy. They are comprised of two doubles with built-in wardrobes and a versatile single. All three rooms are also quietly set on the opposite side of the hall from the reception areas, an ideal arrangement that ensures a peaceful night's sleep.



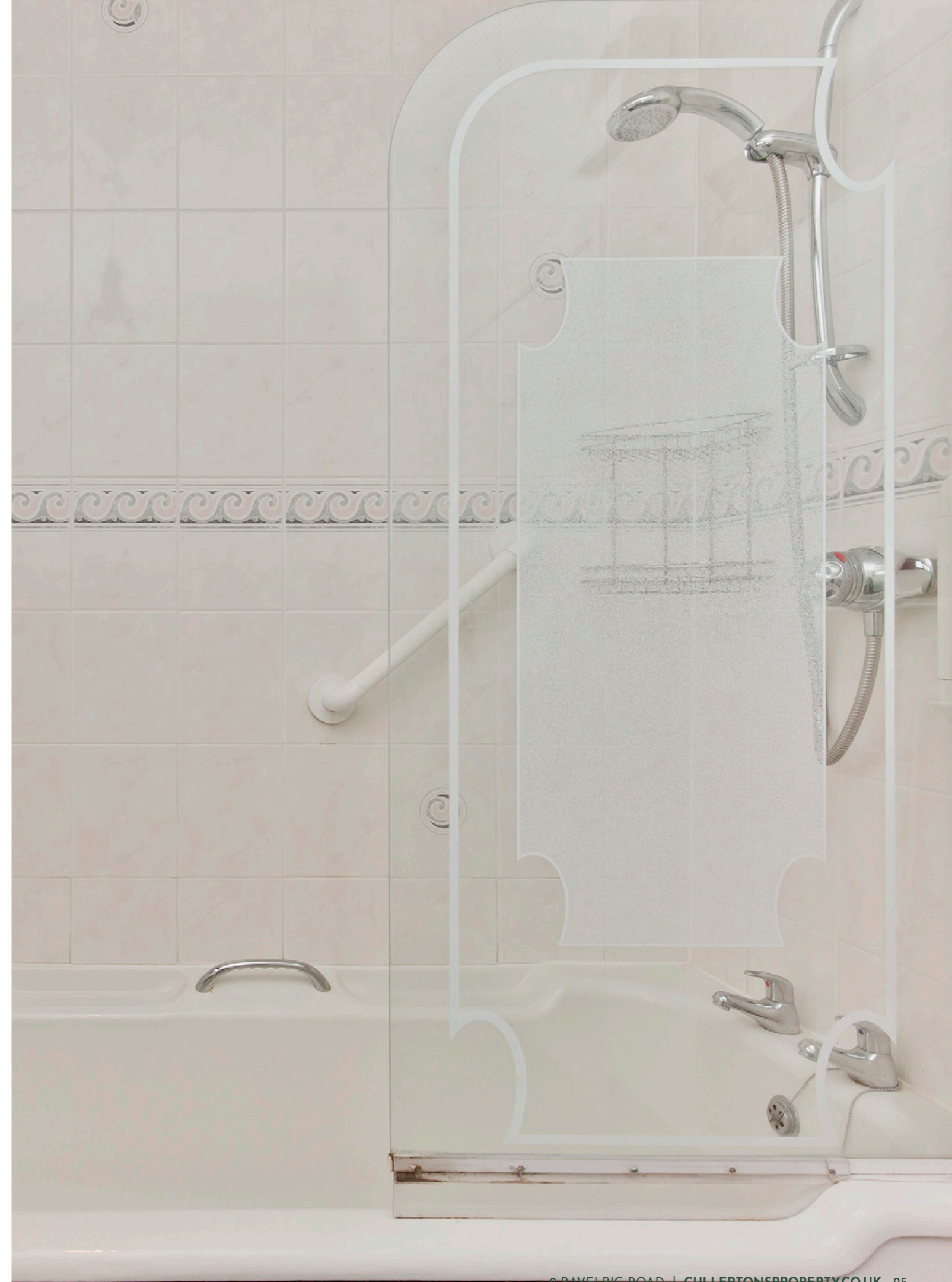
# A BRIGHT BATHROOM WITH A THREE-PIECE SUITE



**T**

he bathroom is conveniently set between the principal and third bedrooms. It is enveloped in white tiles and fitted with a three-piece suite, comprising a pedestal washbasin, a toilet, and a bath with an overhead shower. Ensuring year-round comfort, the property has central heating and double-glazed windows throughout.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a dishwasher, and a washing machine to be included in the sale.





# GARDENS & PARKING

To the front, there is a large lawn framed by established planting, as well as a private driveway and a detached single garage providing off-street parking. The home is flanked by mature gardens that are beautifully maintained. Meanwhile, the rear garden is enclosed by a wall, ensuring safety for free-roaming pets and children. It features a patio area with stone steps leading down to a sweeping lawn, edged by plants. It further benefits from excellent privacy and a suntrap aspect, capturing lots of daily sun.

# BEAUTIFUL MATURE GARDENS WITH SWEEPING LAWNS





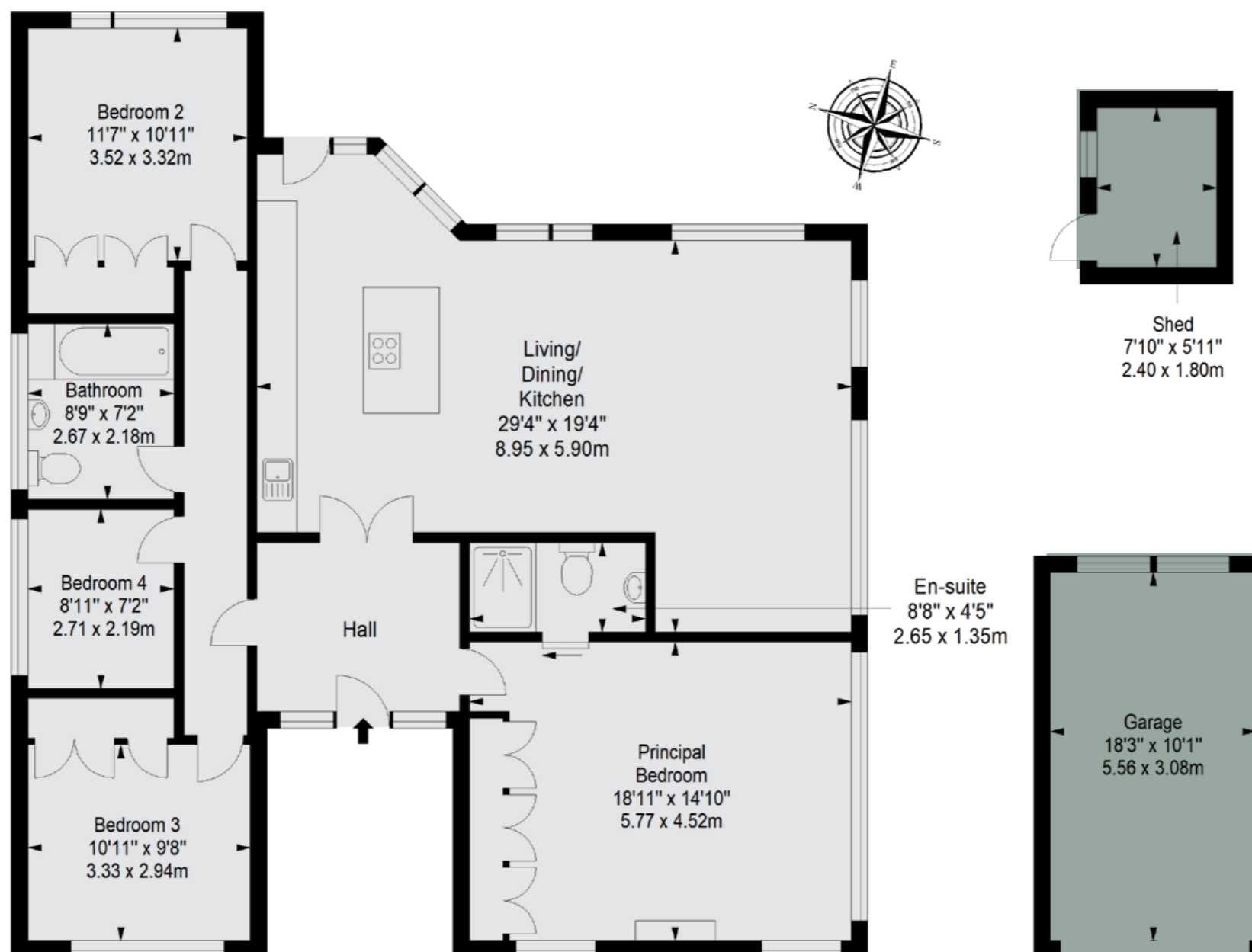
## Alternative Floor Plan Layout

If desired, homeowners could easily transform the property (subject to consent) to provide an incredible open-plan layout brimming with contemporary appeal. By opening out the current conservatory, breakfasting kitchen, utility room, and dining room, you could create a show-stopping open-plan kitchen, living and dining room that would be an enviable centrepiece for everyday use. The existing living room could also become the principal suite with ample floorspace to add en-suite shower room as well, maintaining the home's four bedrooms. The alternative layout will certainly appeal to contemporary lifestyles and a wide variety of buyers.

Approximate total area:

154.7 sq. metres (1665.2 sq. feet)

■ - Ground Floor ■ - Externals





# SHOW-STOPPING OPEN-PLAN KITCHEN, LIVING AND DINING ROOM







PRINCIPAL SUITE WITH  
AMPLE FLOORSPACE TO ADD  
EN-SUITE SHOWER ROOM

# BALERNO, EDINBURGH

NESTLED BETWEEN THE PENTLAND HILLS AND WATER OF LEITH, THE EXCLUSIVE VILLAGE OF BALERNO ENJOYS A FEEL OF SEMI-RURAL CHARM, WITH EASY ACCESS TO CITY ATTRACTIONS.

Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including a post office, mini supermarkets, restaurants, traditional pubs, a bank and a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary

schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.



## SCHOOLS

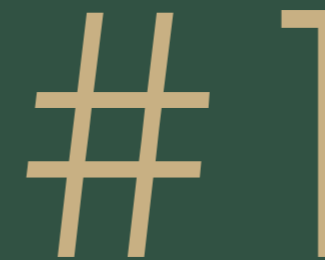
State Schools: Dean Park and St Cuthbert's RC Primary Schools, Balerno Community High and St Augustine's RC High Secondary Schools  
Heriot-Watt University Edinburgh Campus  
Independent Schools: George Watson's College, Merchiston Castle School, Edinburgh Steiner School

## CULTURE

Jupiter Artland,  
Dalmahoy Hotel and  
Country Club

## SHOPPING

Local convenience stores and nearby supermarkets, Hermiston Gait Shopping Centre



AN EXCLUSIVE VILLAGE WITH A SOUGHT-AFTER SEMI-RURAL LOCATION

## LOCATION



Approximately 8.8 miles southwest of Edinburgh city centre

## TRANSPORT



Bus – 44, 63

Nearest train station –

Curriehill (2 miles)

Airport – Edinburgh

International (6.4 miles)



## SPORTS

Midlothian Snowsports Centre, Edinburgh International Climbing Arena

## PARKS

The Pentland Hills, Jupiter Artland, Water of Leith, Malleny Garden, Harlaw Reservoir

## 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.



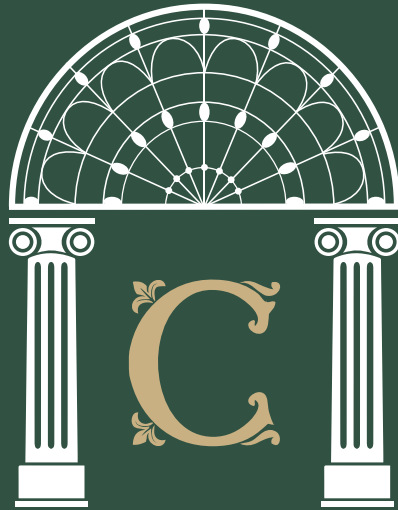
### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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**

ESTATE AGENCY  
OF THE YEAR

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**SCOTLAND  
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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.