

# 4 WEDDERBURN COURT

INVERESK, EAST LoTHIAN, EH21 7TU



  
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  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2021-2022



ESTATE AGENCY  
OF THE YEAR  
2021-2022

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## 4 Wedderburn Court

*Part of an exclusive development in Inveresk*

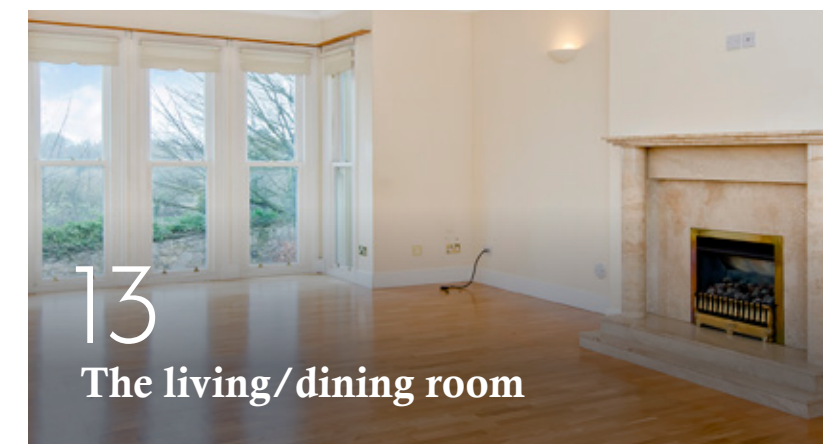
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## The living/dining room



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## Fully appointed kitchen

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Property Name

4 Wedderburn Court

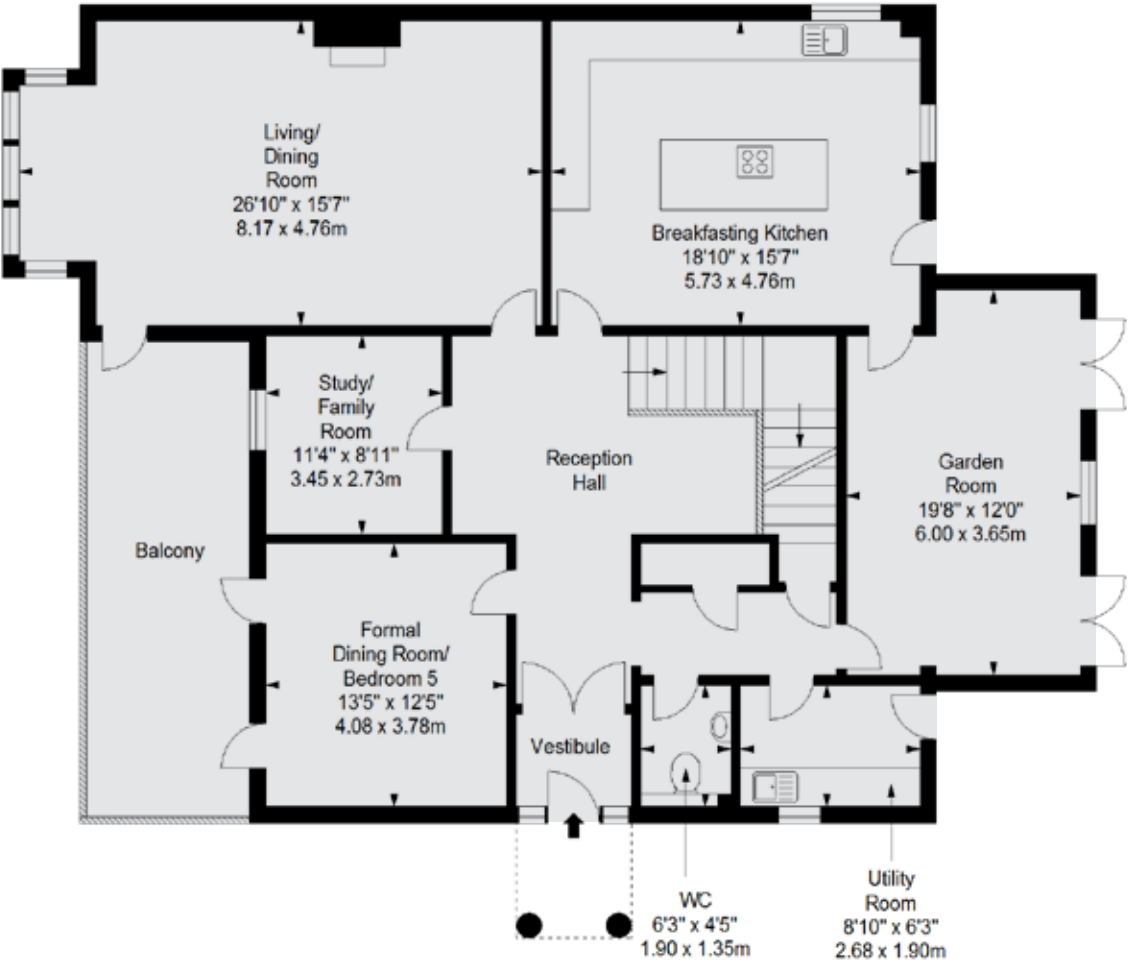
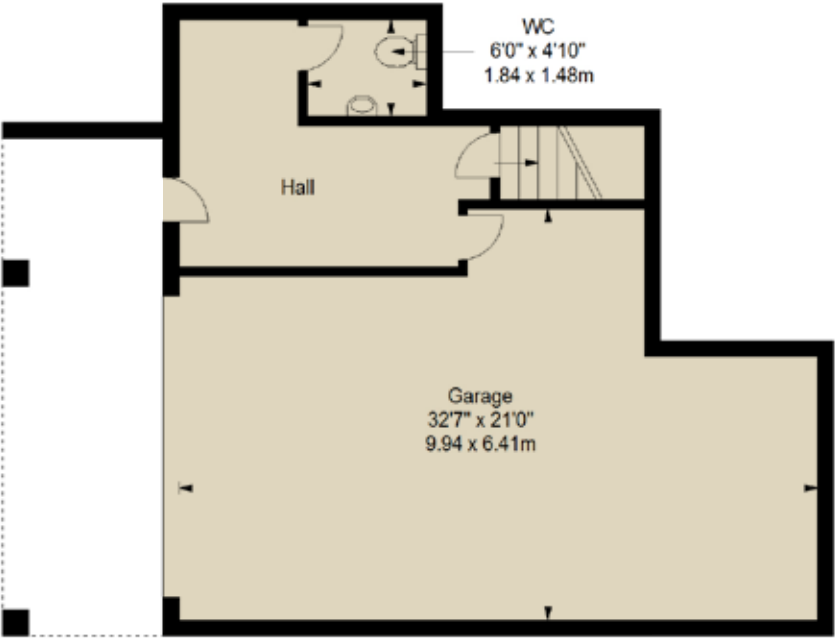
Location

Inveresk, East Lothian  
EH21 7TU

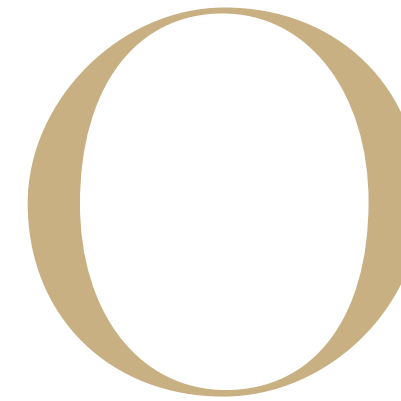
Approximate  
total area:

365.8 sq. metres (3937.6 sq. feet)

- Ground Floor
- First Floor
- First Floor







ffering an outstanding family home in an excellent location, this five-bedroom, three-bathroom (plus two separate WCs) executive detached house is situated in Inveresk, adjacent to beautiful open green space and the River Esk. The home offers an idyllic retreat yet still lies within easy reach of excellent nearby amenities, transport links across the county and further afield, and the city centre.

## GENERAL FEATURES

- Executive detached house forming part of an exclusive development in Inveresk
- Tranquil position with a scenic open outlook
- Beautifully presented, modern interiors and neutral décor throughout
- Home Report value - £950,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Entrance vestibule and reception hall with storage and WC
- Generous living/dining room with marble fireplace and open outlook
- Formal dining room/bedroom five
- Useful versatile study/family room
- Large garden room with twin French doors onto garden
- Beautifully appointed breakfasting kitchen with separate utility room
- Principal bedroom with dressing room and four-piece en-suite bathroom
- Second en-suite double bedroom
- Two further double bedrooms
- Stylish four-piece family bathroom
- Lower ground-floor hall with garage access and WC

## EXTERNAL FEATURES

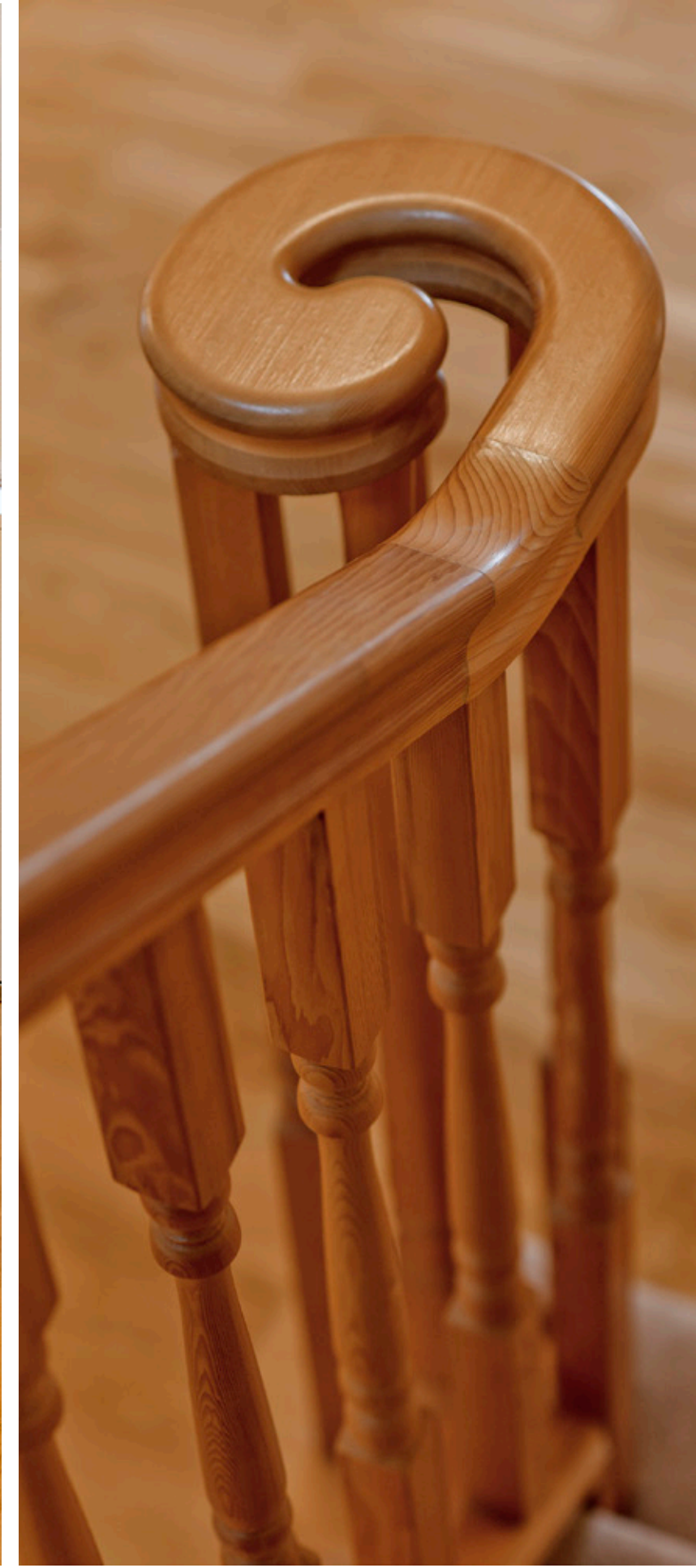
- Balcony with breath-taking leafy outlook
- Low-maintenance rear garden
- Integral double garage and multi-car driveway





# AN INVITING FIRST IMPRESSION OF A FANTASTIC FAMILY HOME

Offering an impressive welcome to the home, a set of steps leads to the main entrance which is tucked to the side of the property and flanked by pillars. The front door opens into a practical entrance vestibule flowing through to a wide reception hall with ample space for furniture, built-in storage, and a useful WC. Setting the tone for the interiors to follow, the entrance areas are neutrally decorated and fitted with warm wood flooring, which flows throughout the ground floor.







# RELAX & ENTERTAIN IN SPACIOUS, VERSATILE LIVING SPACES

T

he home's multiple reception areas are wonderfully spacious and flexible, offering various options for use and idea for family life and entertaining alike. The living/dining room occupies a generous footprint and is fronted by a box window framing wonderful open views of the adjacent green space. Ample space is provided for arrangements of furniture catering for both relaxation and dining, all arranged around a striking marble fireplace.



# BALCONY WITH A BREATH-TAKING LEAFY OUTLOOK





## THE FORMAL DINING ROOM AND THE LIVING ROOM OPEN ONTO A SPACIOUS BALCONY ENJOYING WONDERFUL OPEN VIEWS

N

ext door to the living and dining room, a cosy family room/study provides potential for a relaxed seating area or a quiet space for those who work or study from home. A garden room across the hall is filled with sunny natural light through a wealth of southeast-facing glazing, including two sets of French doors affording access to a low-maintenance patio garden, perfect for alfresco entertaining and dining during the warmer months! Finally, a formal dining room represents an ideal setting for sit-down meals with family and friends, whilst also offering versatility to be used as a fifth bedroom. Both the formal dining room and the living room open onto a spacious balcony enjoying wonderful open views.





# BEAUTIFULLY APPOINTED KITCHEN

The kitchen comes exceptionally well-appointed with a wealth of timeless, attractive cream wall and base cabinetry, plentiful granite worktops, and neatly integrated appliances comprising an oven, a microwave, a hob, an extractor hood, and a dishwasher, whilst a freestanding American-style fridge/freezer is neatly housed within the cabinets. A central island is adjoined by a fitted table with space for four diners, providing an ideal space for casual meals, morning coffee, breakfast, and socialising while cooking. The kitchen also benefits from an external entrance and is supplemented by a separate utility room with additional cabinetry, external access, and space for laundry appliances.





SURE TO APPEAL  
TO AMATEUR  
CHEFS & HOME  
COOKS ALIKE



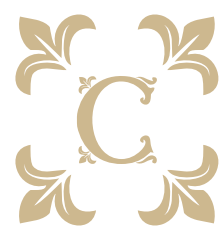


# TRANQUIL

## SLEEPING AREAS FOR A PEACEFUL NIGHT'S REST

**I**n addition to the ground-floor bedroom, the home accommodates four further bedrooms on the first floor, reached via a staircase and an airy landing with built-in storage. The luxurious principal bedroom is particularly generous and boasts its own dressing room with twin built-in wardrobes, and an airy four-piece en-suite bathroom. The remaining bedrooms all have built-in storage and one has the additional luxury of an en-suite shower room.





# GENEROUS PRINCIPAL BEDROOM

BOASTING ITS  
OWN DRESSING  
ROOM & AN AIRY  
FOUR-PIECE  
EN-SUITE





## THREE WELL-APPOINTED WASHROOMS

The principal bedroom's en-suite comprises a freestanding bathtub, a large shower enclosure, a sink atop a vanity unit, a WC, and a chrome towel radiator, all enveloped by understated tiling, whilst bedroom two's shower room features a double shower enclosure, a WC-suite, and a towel radiator. A family bathroom completes the accommodation on offer and comes replete with a shower enclosure, a bathtub, a basin set into storage, and a wall-hung WC. The home is kept warm by a gas central heating system and benefits from sash-and-case double-glazed windows throughout.





# TRANQUIL POSITION WITH A SCENIC OPEN OUTLOOK



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xternally, the home is complemented by a good-sized, low-maintenance, and favourably southeast-facing garden, paved and gravelled for easy upkeep and bordered by a wall and secure fencing. Outstanding private parking is provided by an integral double garage, affording access to a lower ground-floor hall with a WC and stairs to the ground floor, as well as a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale.







LOW-MAINTENANCE OUTDOOR SPACE  
AND EXCELLENT PRIVATE PARKING





4 Wedderburn  
Court



# INVERESK

NESTLED IN THE PICTURESQUE EAST LOTHIAN LANDSCAPE, YET ONLY A COUPLE OF MILES FROM THE BORDER OF THE CITY OF EDINBURGH, LIES A HIDDEN GEM: THE AFFLUENT CONSERVATION VILLAGE OF INVERESK.

The historic village known as The Montpellier of Scotland, is centred around 17th- and 18th-century cottages and mansion houses, sitting behind high stone walls and mature gardens, as it snakes around the River Esk. A village brimming with history; from a Roman settlement, to royal visitors, from Cromwell to aristocrats and some of Scotland's notable writers, artists, architects, merchants, and bankers, as inhabitants. Inveresk has retained its historic charm and elegance by being largely unchanged over the past three centuries. Still known for its architectural splendour and magnificent gardens, the inhabitants today, in many ways, still echo those from the past.

The village benefits from an outstanding location: the capital city only 6 minutes away by train and unspoilt countryside and beaches within cycling distance. Within minutes of 4 Wedderburn Court, you can enjoy horse racing, a round of golf at the oldest club in the world, delightful beaches, lagoons, a harbour, riverside strolls, National Trust gardens and historic houses, and scenic nature walks.

The neighbouring town of Musselburgh offers a myriad of independent shops, High Street retailers, as well as various supermarkets, supplemented by Fort Kinnaird an eight-minute drive away, which is home to over 70 top brand outlets (including a large M&S Food), restaurants, cafés, and a cinema. For a more bohemian shopping, dining and café experience, the area of Joppa and Portobello is just over three miles away, or only a 20-minute cycle. World-class shopping is on offer in the city centre, with the St James Quarter, George Street and Multrees Walk, all only a short train or bus ride from Musselburgh to Edinburgh Waverley.





# PERFECTLY PLACED TO ENJOY ALL THE NEARBY AMENITIES



Within walking distance (approximately 23 minutes, or a three-minute drive), you will find East Lothian's renowned independent school, Loretto, catering for pre-school, primary, and secondary education, with Queen Margaret University and Edinburgh College both offering tertiary education nearby. State schools falling within the catchment area of 4 Wedderburn Court include Musselburgh Burgh Primary School and Musselburgh Grammar School. The county of East Lothian is known as Scotland's Golf Coast. Home of the Scottish Open, East Lothian boasts 21 golf courses, including the largest concentration of Championship links golf courses anywhere in the world. For a whole-family experience, the 550-acre Archerfield Estate and neighbouring Walled Garden offer two championship 18-hole golf courses, a world-class spa and hotel, a packed calendar with workshops and events all year round, and a magnificent food market and café.

Travelling from Inveresk is convenient, either by car, public transport, or cycling. The A1 motorway is only minutes away, linking you to the capital and heading south across the border. Musselburgh and Wallyford train stations, both under two miles away, offer regular train journeys into the heart of the city centre, with the southern line linking to London. Less than half an hour away is Edinburgh International Airport, with links to over 90 destinations worldwide.





INVERESK IS NOT ONLY PERFECTLY PLACED TO ENJOY ALL THE NEARBY AMENITIES, BUT IT IS THE IDYLIC VILLAGE ITSELF THAT OFFERS A PERFECT PLACE TO LIVE IF YOU VALUE TRANQUILLITY AND THE BEAUTY OF HISTORIC ARCHITECTURE AND NATURE.



### SCHOOLS

State Schools: Musselburgh Burgh  
Primary School and Musselburgh  
Grammar School

Independent Schools:  
Loretto School

### CULTURE

National Trust gardens,  
historic houses, The  
Brunton Theatre  
Musselburgh, Musselburgh  
Museum, Carberry Hill  
Monument

### SHOPPING

Independent retailers,  
high street stores,  
and supermarkets in  
neighbouring Musselburgh,  
whilst Fort Kinnaird is  
within easy reach

#1

A PICTURESQUE  
CONSERVATION VILLAGE  
WITH SWIFT ACCESS TO THE  
HEART OF THE CAPITAL

### LOCATION

Beautiful, historic  
conservation village just  
a stone's throw from  
Edinburgh

### TRANSPORT



Train Station –  
Musselburgh or  
Wallyford  
(both 1.8 miles)

### SPORTS

Musselburgh Golf  
Club, Musselburgh  
Sports Centre,  
Musselburgh Tennis  
Club, Musselburgh  
Racecourse

### PARKS

Inveresk Lodge Garden,  
Shepherd House Garden,  
River Esk, Musselburgh  
Allotments, Lewisvale  
Park and Aviary,  
Musselburgh Lagoons

### FOOD & DRINK

Musselburgh's wide range  
of restaurants, cafés, and  
bars, as well as an eclectic  
array of award-winning and  
Michelin Star restaurants  
throughout East Lothian  
and in the city





## 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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

### 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

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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.