

# 8 JEFFREY AVENUE

BLACKHALL, EDINBURGH, EH4 3QX

*An exclusive four-bedroom detached house in sought-after Blackhall, which has been thoroughly and recently upgraded to incredibly high standards to meet the demands of luxury living, offering private parking, landscaped gardens, and sumptuous contemporary accommodation.*



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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2020-2021



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OF THE YEAR  
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*A stunning detached house in sought-after Blackhall*

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## Property Name

8 Jeffrey Avenue

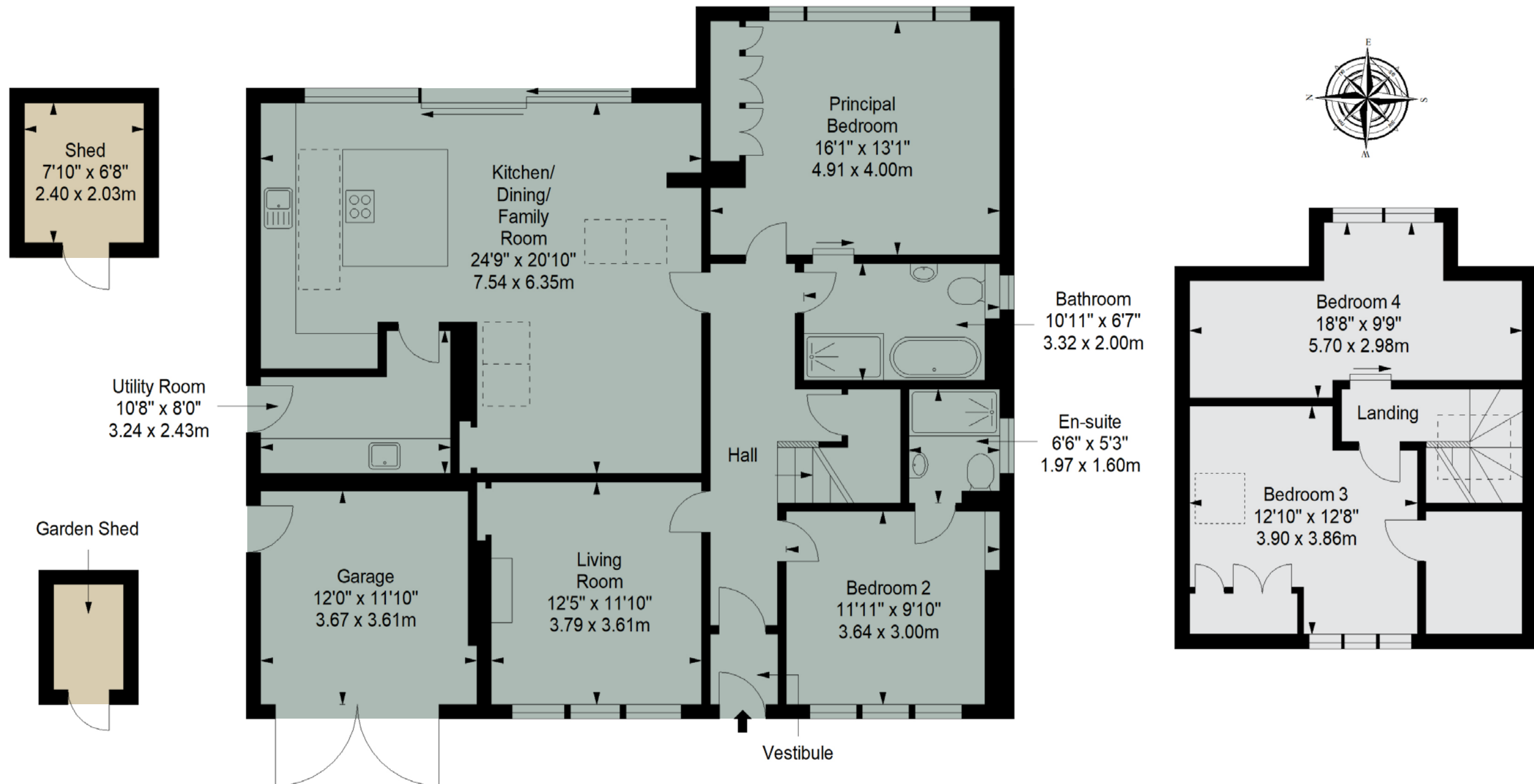
## Location

Edinburgh, EH4 3QX

Approximate total area:

178.1 sq. metres (1917.1 sq. feet)

- Ground Floor - First Floor - Externals







This rarely available four-bedroom detached house is a stunning family home that is very spacious, light filled, and highly stylish, finished with high-end fixtures and fittings and magazine worthy interior design. Following extensive upgrading completed in 2019, the luxurious property further boasts a new German kitchen and incredible open-plan reception space, as well as a new Porcelanosa bathroom and a quality en-suite shower room. It also has a private driveway and garage, and a family-friendly rear garden that is carefully landscaped and unobstructed, catching lots of daily sun. Situated in Blackhall, the exclusive residence also benefits from lots of nearby green spaces, well-regarded schooling, and regular transport links to the city centre, in addition to excellent nearby amenities, including Craigmile Retail Park.

## GENERAL FEATURES

- A stunning detached house in sought-after Blackhall
- Thoroughly upgraded in 2019 to incredible standards
- Recently fitted high-spec kitchen and bathroom
- Spacious, light-filled rooms and sumptuous interior design
- Convenient location near schools and amenities
- Home Report value - £785,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Welcoming vestibule and hall with cloak cupboard
- Elegant living room with cosy wood-burning stove
- Stunning German kitchen/dining and family room
- Separate utility room with alternate garden access
- Four bedrooms with contemporary styling
- Porcelanosa four-piece Jack-and Jill family bathroom
- Contemporary three-piece en-suite shower room
- Hive gas central heating with newly fitted boiler
- Underfloor heating in the open-plan kitchen/dining/family room and both bathrooms
- Double and triple-glazed windows are throughout

## EXTERNAL FEATURES

- Carefully landscaped gardens to the front and rear
- Private gated driveway and attached single garage





8 Jeffrey Avenue



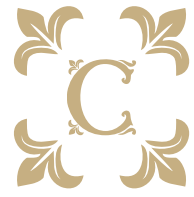
# AN UNFORGETTABLE WELCOME

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he property is deceptively large, yet enjoys a quaint and attractive façade brimming with kerb appeal. Stepping inside, a vestibule and hall instantly establish the home's impressive credentials. Neutral decoration and oak flooring ensure an unforgettable welcome, whilst an understairs cupboard provides space for coats and shoes.



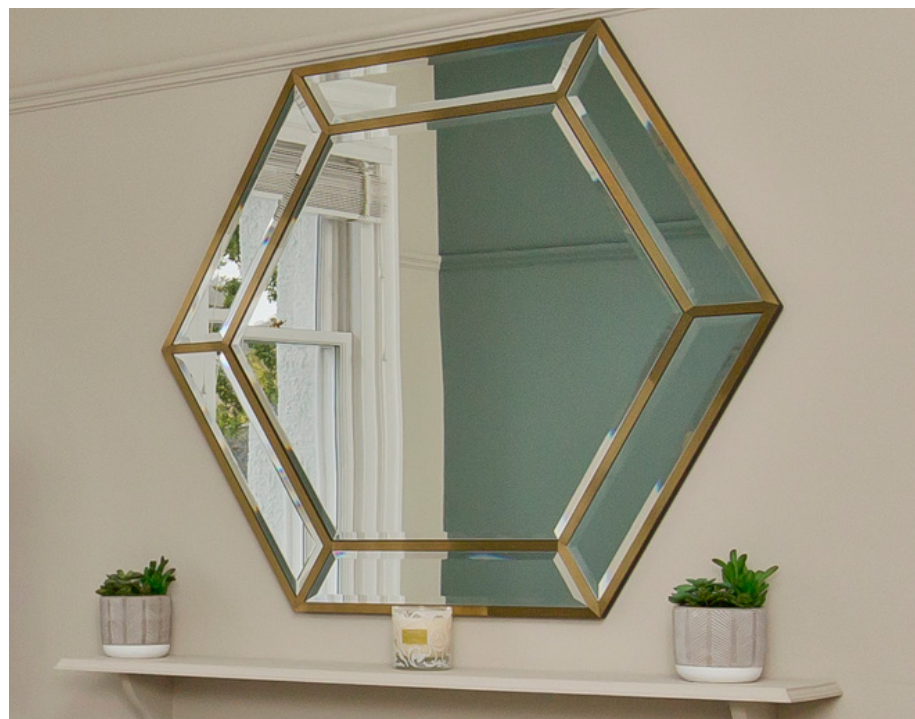




# ELEGANT AND COMFORTABLE

## RECEPTION ROOMS

The living room is suave and sophisticated, finished with understated décor and minimalist appeal. It is well-proportioned for comfortable lounge furniture and brightly illuminated by a trio of windows. Cosy evenings are assured thanks to a wood-burning stove, set beside a shelved recess for display items. It is the perfect setting for unwinding and socialising.











## SPECTACULAR OPEN-PLAN KITCHEN AND RECEPTION AREA



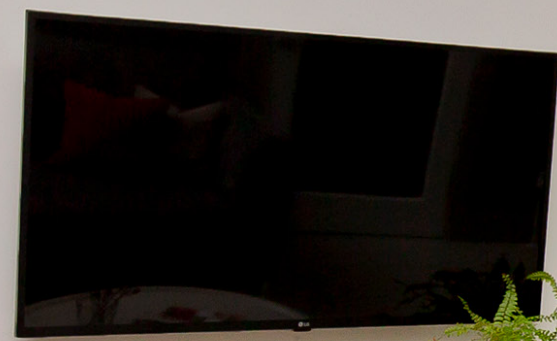
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he spectacular heart of the home is the open-plan kitchen, dining and family room, which offers expansive floorspace for a wide assortment of furnishings, as well as a large table and chairs. The room pairs pale neutral décor with a chic accent wall and premium floor tiles to great effect, creating an ultra-modern look straight out of the finest design magazines. Remote-controlled skylights and oversized sliding glazed doors ensure an abundance of daylight, whilst the latter also provides a leafy green backdrop for dinner parties and a seamless transition into the garden for summer soirees.



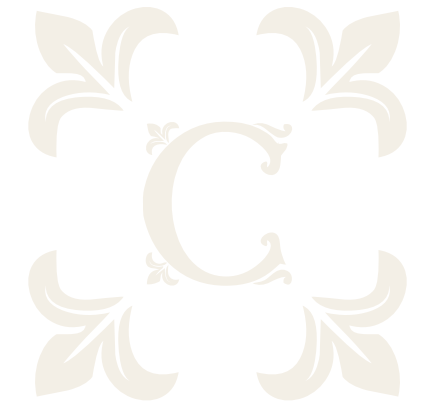
## STUNNING HIGH-SPEC KITCHEN/ DINING AND FAMILY ROOM

Recently fitted, the German kitchen is by Störmer Kitchens. It is of a very high specification, and is arranged around a central island with pop-up plugs and a breakfast bar for socialising whilst cooking. Sleek handle-less cabinets and quartz worktops, provide generous storage and workspace, as the effective colour palette creates a pristine and forever stylish aesthetic. High-end integrated appliances complete the look (induction hob, slimline extractor, eye-level double oven, wine fridge, and dishwasher). A fitted American-style fridge/freezer is also included. Next door, a utility room provides further cabinet storage and workspace, and room for additional freestanding appliances.





# FOUR SPACIOUS DOUBLE BEDROOMS



WITH  
CONTEMPORARY  
STYLING



**E**qually divided between the ground and first floors, the four bedrooms all benefit from contemporary styling and plush carpets. The principal bedroom further impresses with its on-trend accent walls and near full-height windows capturing lovely garden views. Furthermore, it has fitted wardrobes and access to a luxurious Jack-and-Jill bathroom. The second bedroom has an en-suite, whilst bedroom three has built-in storage and a large walk-in cupboard, and the fourth bedroom enjoys a garden outlook. All continue the home's impeccable standards, providing tranquil sleeping areas and plenty of space for bedside furnishings.





THE PRINCIPAL BEDROOM  
IMPRESSES WITH ITS  
ACCENT WALLS & NEAR  
FULL-HEIGHT WINDOWS



# LUXURIOUS BATHROOM FACILITIES

Recently installed, the Jack-and-Jill family bathroom by Porcelanosa is luxuriously appointed with premium tile work and a four-piece suite. It is comprised of a hidden-cistern toilet, a floating washbasin, a towel radiator, in-built display spaces with ambient lighting, a double walk-in rainfall shower, and a freestanding double-ended bathtub beside a massive fitted mirror. The second bedroom's en-suite shower room is of an equally impressive quality, enjoying contemporary tiling and a three-piece suite, which includes a double walk-in rainfall shower. The property has gas central heating, with a smart Hive system and a new boiler installed in 2019, in addition to underfloor heating in the open-plan kitchen/dining/family room and both bathrooms. It also has double and triple-glazed windows and an intruder alarm.





# BRIGHT AND SUNNY GARDENS

## LANDSCAPED FOR FAMILIES

# W

ell-maintained gardens flank the property, providing idyllic outdoor spaces for summer enjoyment. The front garden features blueberry bushes and a recently-installed secure garden shed. The large rear garden is arranged for families. It is landscaped with a sheltered patio and a sweeping lawn dotted with plum and apple trees, all fully enclosed by established hedgerows which is ideal for children and free-roaming pets. Unobstructed, it has outstanding privacy and a suntrap aspect as well. A gated front driveway and attached single garage provide private parking for two cars.

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









# BLACKHALL, EDINBURGH

POPULAR CHOICE AMONG FAMILIES AND PROFESSIONALS OWING TO ITS TRANQUIL SETTING CLOSE TO BEAUTIFUL PARKS & WOODLAND



Located just two miles northwest of the city centre, Blackhall is a popular choice among families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to cosmopolitan Stockbridge, New Town and the West End. Residents are spoiled for choice when it comes to everyday services and amenities: the Queensferry Road thoroughfare is lined with independent shops and business, while nearby Craigleith Retail Park is home to several high-street outlets, eateries and a Sainsbury's superstore.





## SCHOOLS

State Schools: Blackhall Nursery, Blackhall Primary School, The Royal High School

Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College)

## CULTURE

Scottish National Gallery of Modern Art One & Two, Edinburgh Zoo, Murrayfield Stadium

## SHOPPING

Excellent independent retailers and businesses on Queensferry Road, as well as large high-street outlets, eateries and a Sainsbury's superstore at Craighleith Retail Park.

# #1

A SUBURBAN IDYLL ENVELOPED BY AREAS OF OUTSTANDING NATURAL BEAUTY, JUST TWO MILES FROM THE CITY CENTRE

# T

here is also a wealth of sport and leisure facilities nearby, particularly at Drum Brae Leisure Centre, which boasts a five-lane swimming pool, a state-of-the-art gym, a fitness class studio and a multi-purpose sports hall. To the west are several prestigious golf courses, including Royal Burgess and Bruntsfield Links Golfing Society. For outdoor enthusiasts, Ravelston Woods and Ravelston Park offer no shortage of space to relax and explore, while Corstorphine Hill and Hillwood Park yield stunning views across the city and beyond.

Blackhall falls within the catchment area for highly regarded state schools from infant to senior level, including Blackhall Primary School and The Royal High School. Private childcare facilities and the prestigious ESMS independent schools are also available nearby. Blackhall is an ideal choice for commuters into the city centre and beyond thanks to reliable public transport services and road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges.

## LOCATION



2 miles northwest of Edinburgh City Centre

## TRANSPORT



Bus – 13, 16, 43, 46, 54, N55, SKYLINK 200 (to airport)

Tram Stop – Haymarket (2 miles)

Train Station – Edinburgh Haymarket (2 miles)

Airport – Edinburgh International (5.5 miles)



## SPORTS

Drumbrae Leisure Centre, ESMS Sports Centres, Blackhall Lawn Tennis Club, various golf clubs

## PARKS

Ravelston Woods Local Nature Reserve, Ravelston Park, Corstorphine Hill, Hillwood Park

## FOOD & DRINK

Wide range of cafes, bistros, takeaways, traditional pubs and family restaurants nearby.





## 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

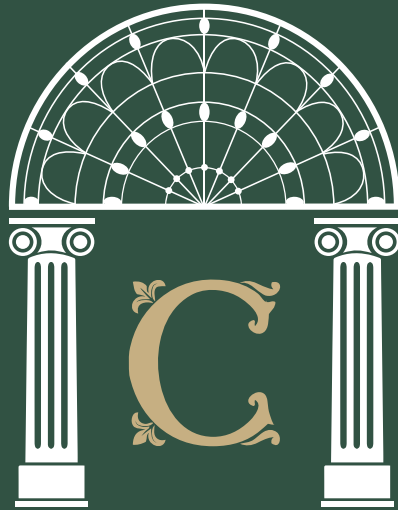
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed 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.