

# THE COACH HOUSE

90 CLERMISTON ROAD, CLERMISTON, EDINBURGH, EH12 6UP

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*A substantial four-bedroom semi-detached house, plus a one-bedroom self-contained guest suite, forming part of a highly exclusive environment, peacefully situated in a nature reserve on the west side of Corstorphine Hill.*





# 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  
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OF THE YEAR  
2020-2021



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ESTATE AGENCY  
OF THE YEAR  
2021-2022

# TABLE OF CONTENTS



07

## Welcome to The Coach House

*A substantial four-bedroom semi-detached house with a guest suite and garage*

04 Floorplan

07 The property

11 The gardens

14 The entrance

17 Reception rooms



24  
The dining kitchen



11  
The stunning landscaped gardens

24 The dining kitchen

29 The bedrooms

37 The bathrooms

29 The guest suite

40 The area



## Property Name

The Coach House

## Location

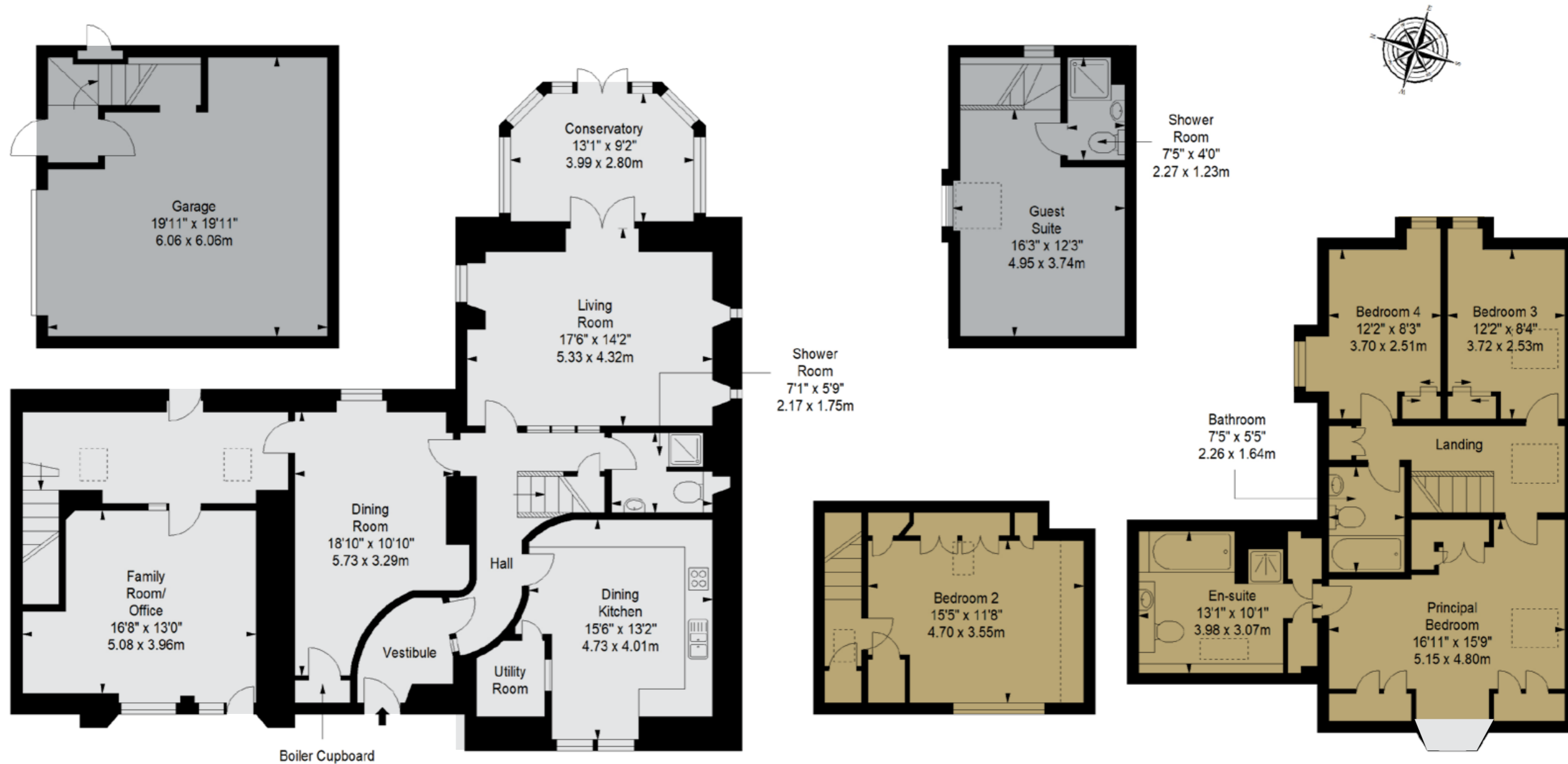
Location

## Approximate total area:

282.2 sq. metres (3037.6 sq. feet)

■ - Ground Floor   ■ - First Floor   ■ - Garage & guest suite

EPC Rating - C | Home Report value - £1,200,000





# SUBSTANTIAL SEMI-DETACHED HOUSE

## GENERAL FEATURES

- Substantial stone-built semi-detached house with guest suite and garage
- Combined footprint covering over 3,037 sq. ft.
- Part of a small exclusive community, formally the estate buildings for Clerwood House
- Situated on the west side of Corstorphine Hill with far-reaching views
- Rural environment with city convenience, four miles from central Edinburgh

## ACCOMMODATION FEATURES

- Curved vestibule and hall with understairs storage
- Living room with dual-aspect windows
- Modern conservatory with garden access
- Large dining room
- Spacious family room/office/additional bedroom with garden views & access
- Bright and spacious rear hall with rear garden access
- Generously appointed dining kitchen
- Adjacent fitted utility room for laundry
- Two separate landings with storage and one with access to a partially floored attic
- Four double bedrooms with built-in wardrobes
- Luxurious four-piece bathroom in principal suite
- Ground-floor family shower room with a three-piece suite
- Three-piece family bathroom with a shower
- Gas central heating, solar panels, and double-glazed windows
- Burglar alarm and CCTV (no annual maintenance charges or fees)

## EXTERNAL FEATURES

- Beautifully landscaped front and rear gardens
- Generous private driveway and a carport
- Detached stone-built garage with shelving and work area
- 

## SELF-CONTAINED GUEST SUITE

- Located above the garage
- Spacious and versatile double bedroom with storage and dual-aspect
- Modern shower room with three-piece suite

# AN IMPRESSIVE WELCOME TO THIS EXCEPTIONAL HOME

With a combined footprint of over 3,037 square feet, The Coach House is an exceptionally large four-bedroom semi-detached residence, with the additional benefit of a one-bedroom guest suite above the garage. The rarely available family home further boasts three spacious reception rooms, a conservatory, and a dining kitchen, as well as three washrooms and an additional shower room in the guest suite. It offers fantastic versatility and generous storage; plus, it has private parking for multiple vehicles and stunning landscaped gardens. Presented with tasteful classical décor throughout, it is an outstanding property for anyone who requires lots of space. Furthermore, this home enjoys a rural setting, privately situated in a nature reserve on Corstorphine Hill, surrounded by greenery with beautiful leafy views, especially from the upper floors. It is a true haven for families, dog lovers, and walkers, with lots of nearby nature trails to explore. There is also easy access to well-regarded schooling, excellent amenities, and regular transport links, and it is just four miles from the heart of Edinburgh city centre.



## GARDENS & PARKING

Carefully manicured and beautifully arranged, the gardens are truly special, creating a haven for the entire family. To the front, there are manicured lawns bordered by established planting. To the rear, the garden is landscaped and tiered, providing a patio area for summer dining and a stretch of lawn layered with mature planting for a colourful and scenic finish. Also, the rear garden is fully enclosed for the safety of children and pets, and it offers exceptional privacy being backed by a thick tree line. It further benefits from a suntrap aspect, a built-in barbecue, a water feature, garden shed, dog kennel, and far-reaching views from the top toward the Five Sisters in West Lothian.

# A NATURAL HAVEN FOR FAMILIES



# A UNIQUE FAMILY HOME LIKE NO OTHER



**S**et on private grounds at the end of private drive, the property has an idyllic approach and a peaceful setting, secluded by mature trees. Surrounded by greenery, it is hard to believe the residence is within the busy capital. The home instantly captivates too, boasting a mature front garden and historic architectural details, incorporating the original coach entrance as a stunning feature. Inside, the allure continues as you are welcomed by a beautiful curved vestibule and hall (with understair storage), which set the interior standards.







# THREE RECEPTION ROOMS

## AN ABUNDANCE OF SPACE & VERSATILITY



With three reception rooms and a conservatory, The Coach House provides all the space families could require. The living room forms the heart of the home, providing a comfortable setting for daily use. It is enhanced by neutral décor and a soft carpet, with an abundance of natural light throughout the day thanks to French doors to the adjacent conservatory and the unique feature of original dual-aspect stable windows. Exposed ceiling beams and full-height interior glazing from the hall complete the charming aesthetic. From here, glazed doors extend into a modern (insulated and heated) conservatory, which offers a sun-filled and serene space for year-round relaxing and socialising. It also flows out into the rear garden via French doors.







In addition, there is a dining room with appealing décor, a hardwood floor, and a nearly full-height window with colourful garden views – a wonderful setting with the perfect ambience for dinner parties and special occasions. Finally, the family room/office is arranged for two people to work from home, with a relaxed seating area opening onto the front garden. If required, this room has the potential for use as an additional bedroom. Equally spacious as the dining area, it also benefits from a hardwood floor and floor-to-ceiling windows that frame a view of the front garden. Connecting the dining and family rooms is a bright and spacious rear hall with a hardwood floor, providing ample room for large furniture and rear garden access. Exposed stonework and ceiling beams feature here, adding to the character of the home.

## A LARGE DINING ROOM



# DINING KITCHEN

## GENEROUSLY APPOINTED & WITH EXCELLENT STORAGE

The dining kitchen accommodates extensive cabinet storage at base and wall-mounted levels, along with sweeping worksurfaces in stone effect. It has an appealing look which is enhanced by under-cabinet lighting and white splashback tiles, engraved with motifs and a border. There is a drinking water filter tap and integrated appliances, creating a streamlined finish (gas hob, raised double oven, fridge/freezer, and dishwasher). Southwest-facing windows ensure a light-filled cooking environment, whilst forming the ideal focal point for a table and chairs – particularly as they frame lovely leafy views. An adjacent utility room provides a discreet space for laundry, incorporating fitted shelving and a freestanding washing machine and tumble dryer. A freestanding chest freezer and a fridge (stored in the garage) are also included.



SOUTHWEST-FACING WINDOWS ENSURE A LIGHT-FILLED COOKING ENVIRONMENT



# FOUR DOUBLE BEDROOMS

## WITH DUAL-ASPECT WINDOWS

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inished with light décor and soft carpeting, the four double bedrooms are all bright and airy, and equipped with dual-aspect windows and built-in wardrobes. The large principal suite has views for miles, as far as Tarbrax, and extensive storage, featuring bespoke fitted wardrobes, bedside tables, a dresser, and window seat storage; plus, it has a luxurious en-suite bathroom that also has vanity storage, a shelved linen cupboard, and an airing cupboard.









THE NEIGHBOURING BEDROOMS  
THREE AND FOUR BENEFIT FROM  
BUILT-IN MİRRORED WARDROBES...





Meanwhile, the second bedroom is ideal for independent family members and guests or as a hobby/homeworking space. It is accessed via a separate staircase from the rear hall, secluded from the other bedrooms. It has eaves storage, and a very bright aspect with a feature arched window to the front. The landing here has a store cupboard as well. Whilst also on the first floor, the principal, third and fourth bedrooms are accessed from the entrance hall's staircase, extending off a naturally-lit landing with a deep (shelved) store cupboard and access to a partially-floored attic (via ladder access). It is an ideal setup that offers outstanding flexibility and creative potential.



# THE WASHROOMS

## A BATHROOM, A SHOWER ROOM, & A LUXURIOUS EN-SUITE

**F**or convenience, the home has a family shower room on the ground floor, and a family bathroom and the principal's en-suite on the first floor. The family shower room and bathroom both feature quality tile work and three-piece suites, the latter also benefitting from an overhead shower. The four-piece en-suite is large enough for comfortable seating, whilst also accommodating a hidden-cistern toilet, a storage-set washbasin, additional counter space and storage, a bathtub, and a separate shower enclosure.

The property has an eco-friendly heating system, with a solar-panelled roof alongside gas central heating and double-glazed windows.



A photograph of a bedroom with a wooden bed, a red blanket, a wooden bench, a desk, and a window. The room has a sloped ceiling with a skylight and a door. The bed is made with white linens and a red blanket. There are wooden bedside tables with lamps. A wooden bench is at the foot of the bed. A desk with a chair is on the left. A window is on the wall. A clock is on the wall. A door is on the wall.

## EXTENSIVE PARKING & A ONE-BEDROOM SELF-CONTAINED GUEST SUITE

The Coach House offers private parking for several vehicles, with a generous driveway, a carport, and a large detached garage. The garage has space for one car (with electric up and over door), fitted shelving and a work area. Furthermore, above the garage, there is also a self-contained guest suite featuring a spacious double bedroom with dual-aspect windows, a modern three-piece shower room, and eaves storage. Well-insulated and heated, it is perfect for visitors or even the holiday rental market, having been a successful Airbnb.

Extras: all fitted floor and window coverings, light fittings, garden shed, timber kennel, integrated kitchen appliances, and freestanding goods in the utility room and garage are to be included in the sale.



# CLERMISTON

## EDINBURGH

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he Coach House has a highly desirable setting that offers peace and tranquillity, as well as a sense of seclusion whilst remaining within the busy capital. Situated just four miles west of the city centre and just north of Corstorphine, the home has a picturesque setting forming part of a private historic estate on the west of Corstorphine Hill. Scenic and with a rural ambience, it offers beautiful nature on the doorstep, and is just moments from the area's excellent local services and amenities and well-regarded catchment schools.



## THE LEAFY RESIDENTIAL AREA HAS NO SHORTAGE OF PUBLIC PARKS AND GREEN SPACES



It also has convenient bus and road links, providing swift connections to the heart of the city centre, which can be reached in approximately 15 minutes by car. It is also roughly the same car journey time to reach the airport. Furthermore, the leafy residential area has no shortage of public parks and green spaces. In addition to Corstorphine Hill, there is Hillwood Park, Clermiston Park, Buttercup Farm Park, and Drum Brae Park within easy reach. Here, you can also have easy access to Drumbrae Leisure Centre, a state-of-the-art facility packed with indoor sports and fitness equipment, including a 25-metre swimming pool, a high-tech gym, a fitness studio and a sports hall. This leisure centre also commands stunning views across the Firth of Forth, providing an inspiring viewpoint whilst working out. Golf enthusiasts are equally spoilt for choice with several prestigious courses nearby, including The Royal Burgess and The Bruntsfield Links Golfing Societies, Murrayfield Golf Club, Ravelston Golf Club, and Carrick Knowe Golf Course. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craighleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance as well. Clermiston offers swift and easy access to Edinburgh Airport, The Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.



The Coach House

## SCHOOLS

State Schools: Fox Covert ND Primary School, St Andrew's Fox Covert RC Primary School, Craigmount High School, St Augustine's RC High School

Independent Schools: St George's School for Girls, ESMS, Fettes College

## CULTURE

Edinburgh Zoo, Murrayfield Stadium, Clermiston Tower, Corstorphine Dovecot

## SHOPPING

Traditional shopping on St John's Road, Gyle Shopping Centre, Tesco Superstore, Lidl, Tesco Extra, Corstorphine Retail Park, and Craigleith Retail Park

# #1

SOUGHT-AFTER SUBURBAN AREA BRIMMING WITH AMENITIES AND BEAUTIFUL NATURAL LANDSCAPES

## LOCATION



Four miles west of Edinburgh city centre

## TRANSPORT



Bus – 1, 12, 21, 26, 31,

X55, X56, X59, X60,

900, 200 Skylink

## SPORTS

Murrayfield Stadium, Drumbrae Leisure Centre, The Royal Burgess and The Bruntsfield Links Golfing Societies, Murrayfield Golf Club, Ravelston Golf Club, and Carrick Knowe Golf Course

## PARKS

Corstorphine Hill Nature Reserve

## FOOD & DRINK

Wide range of cafes and bistros, takeaways and eateries, traditional pubs, bars, and restaurants



## 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

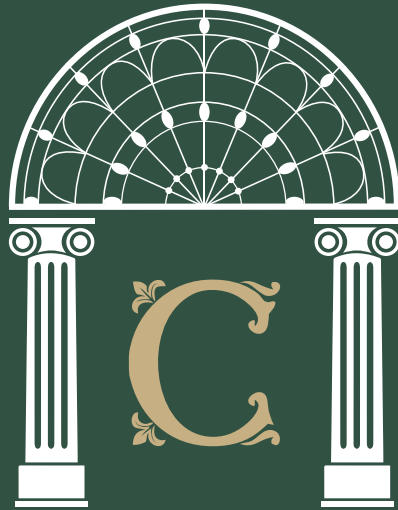
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed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