

7 JARDINE PLACE

NEWCRAIGHALL, EDINBURGH, EH15 3FG

This modern detached house is an executive three-bedroom residence which forms part of a sought-after development in Newcraighall, offering spacious accommodation that is finished to exceptional standards, alongside secure private parking, and a large rear garden landscaped for families.



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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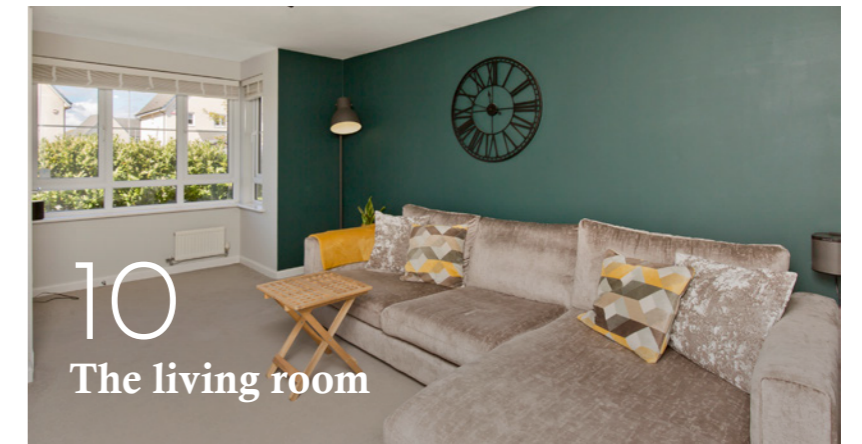
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Welcome to 7 Jardine Place
An executive detached house with stylish interiors

04 Floorplan

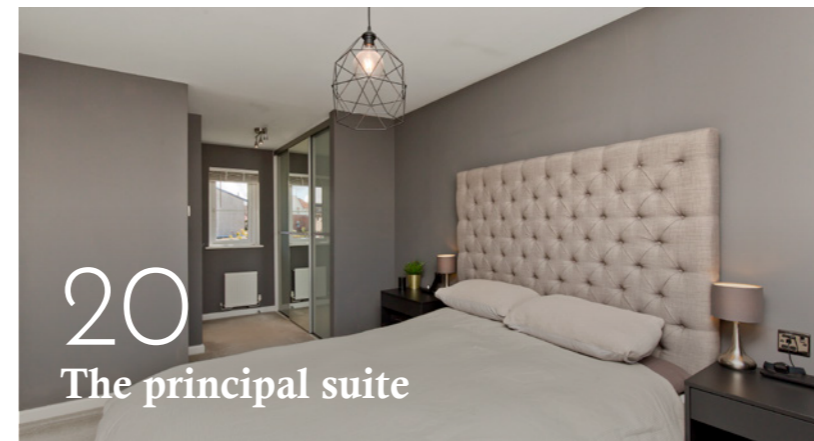
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The living room



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The principal suite

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Property Name

7 Jardine Place

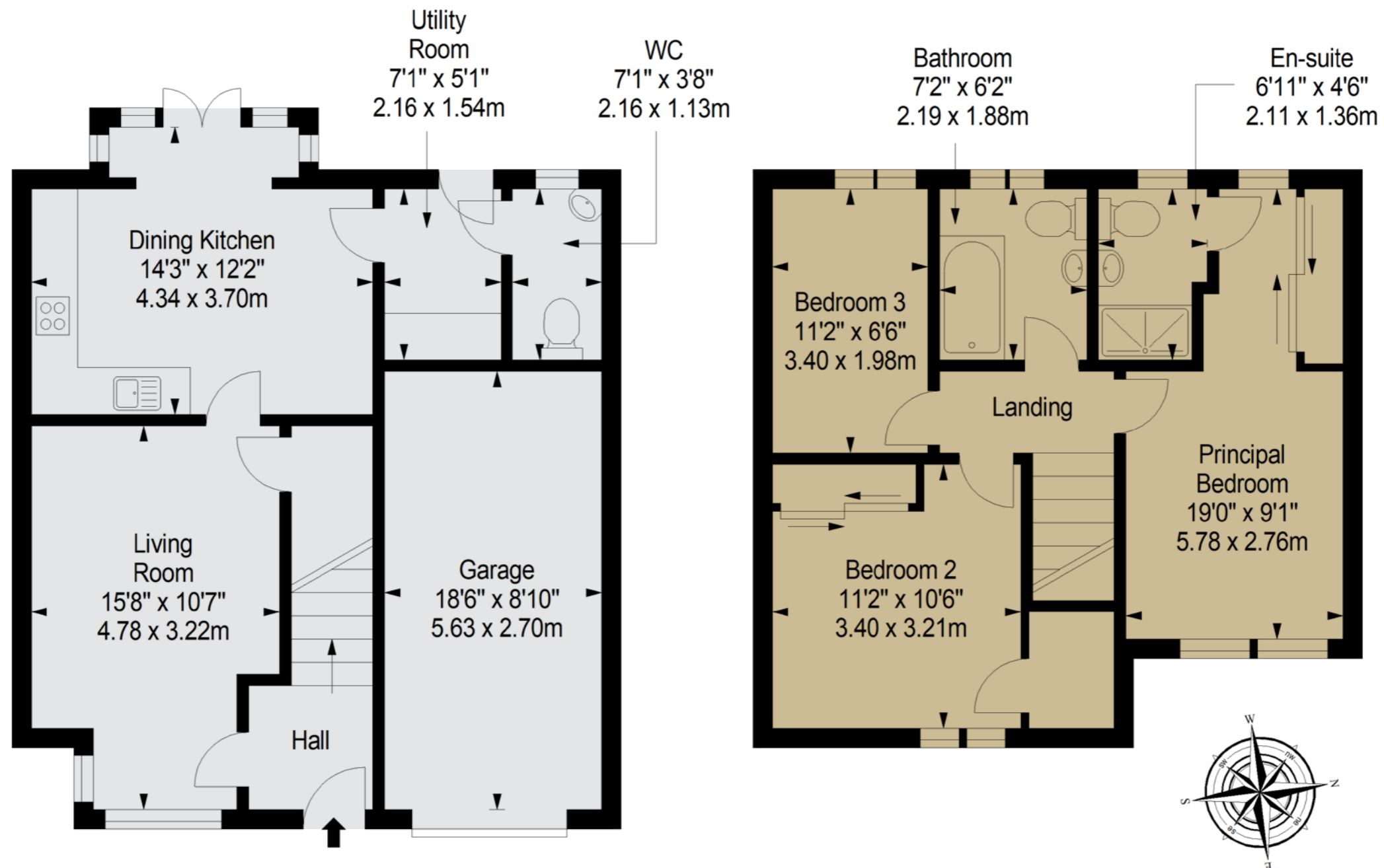
Location

Edinburgh, EH15 3FG

Approximate total area:

107.6 sq. metres (1158.2 sq. feet)

■ - Ground Floor ■ - First Floor





Presented in move-in condition, 7 Jardine Place is an outstanding detached house with stylish interiors, benefitting from contemporary décor and quality finishings. The three-bedroom property further boasts an ultra-modern dining kitchen and three premium washrooms, as well as a garage and driveway, and a substantial rear garden – meeting all the demands for family lifestyles. It forms part of a modern development in a family-friendly neighbourhood, and is set on a peaceful cul-de-sac in Newcraighall. The home also enjoys proximity to superb amenities, including a large supermarket and Fort Kinnaird Retail Park, and it has nearby schools and excellent transport links. The heart of Edinburgh city centre is just four miles away too, and it can be reached in under 20 minutes by car.

GENERAL FEATURES

- An executive detached house with stylish interiors
- Part of a sought-after modern development
- Set on a peaceful cul-de-sac in Newcraighall
- Sophisticated interior design and quality finishings
- Home Report value - £340,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance hall that provides a warm welcome
- Spacious living room with dual-aspect windows
- Stylish dining kitchen with ultra-modern design
- Utility room with garden access and a WC
- Two double bedrooms with built-in wardrobes
- Versatile third bedroom/ideal home office
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Floored attic space for additional storage
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Neatly maintained private front garden
- Large, fully-enclosed rear garden with a lawn
- Monoblock driveway and integrated garage



WELCOME TO 7 JARDINE PLACE

Nestled behind a neatly maintained front garden, the home enjoys instant kerb appeal hinting at the quality of the accommodation. Inside, you are greeted by an entrance hall that provides a warm welcome before leading left into the living area.





A SPACIOUS LIVING ROOM

WITH DUAL-ASPECT
WINDOWS



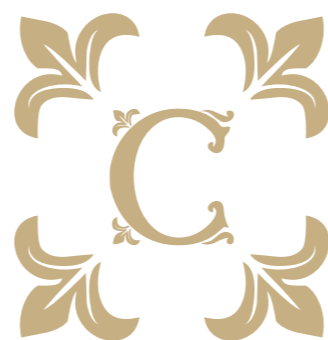
legant and inviting, the living room is well-suited for daily use, whether relaxing or socialising. It has spacious dimensions for comfortable lounge furniture and it sees an abundance of natural light throughout the day from dual-aspect windows. The space is further enhanced by a tasteful feature wall, paired with a neutral backdrop and a soft fitted carpet – a sophisticated aesthetic that creates a homely living environment.

SPACIOUS DIMENSIONS FOR
COMFORTABLE LOUNGE FURNITURE





A STYLISH DINING KITCHEN WITH A HIGH-SPECIFICATION DESIGN



*F*ramed by a box window and French doors to the rear garden, the high-spec dining kitchen has the perfect setup for families and lively dinner parties. It offers ample floorspace for a table and chairs, and it has an exquisite design finished with modern white cabinets and luxury Silestone worktops. Ambient plinth lighting adds to the statement aesthetic, along with a suite of integrated appliances creating a smooth and streamlined look (ceramic hob, oven/grill, dishwasher, and fridge/freezer). A neighbouring utility room provides a quiet space for laundry, in addition to a handy WC and alternate access to the garden.

ULTRA-MODERN DESIGN





THREE BEDROOMS

*I*n the first floor, the three bedrooms continue to impress with their attention to detail and fashionable styling. The second bedroom is a spacious double, which enjoys a built-in wardrobe and an additional storage cupboard. It enjoys a neutral backdrop and bold accent wall, paired with a rich wood-textured floor. The third bedroom continues this aesthetic, providing a versatile single space that works equally well as a home office.



THE PRINCIPAL SUITE



THE PRINCIPAL BEDROOM IMPRESSES WITH ITS ATTENTION TO DETAIL AND FASHIONABLE STYLING

The

he dual-aspect principal suite, in soothing grey and with plush carpeting, spans the entire depth of the home incorporating a dressing area with a built-in mirrored wardrobe, as well as the luxury of an en-suite shower room.



A FAMILY BATHROOM, EN-SUITE, & WC



On the first floor, the three-piece family bathroom has a premium design, equipped with a pedestal washbasin, a toilet, a towel radiator, a large fitted mirror, and a bath with an overhead rainfall shower. It is finished with an attractive combination of neutral décor and high-end tile work. The principal bedroom's en-suite is of an equal high standard with similar fixtures and fittings, but with a walk-in shower enclosure instead of a bath. In addition, there is a convenient ground-floor WC just off the utility room.

Ensuring year-round comfort, the property has double-glazed windows throughout and gas central heating, with independent in the principal bedroom as well. A floored attic also provides additional storage.

A LARGE REAR GARDEN FOR THE FAMILY

In addition to a front garden, the property has a beautiful rear garden which has been thoughtfully landscaped with the entire family in mind. It is fully enclosed for safety and offers excellent privacy and a suntrap aspect, capturing lots of natural light throughout the day. It is laid with a sweeping lawn and a lovely patio area for alfresco dining in the sun. An integrated single garage and a monoblock driveway provide off-street parking to the front as well.

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



NEWCRAIGHALL

ENJOYS THE BENEFITS OF CITY LIVING AS WELL AS THE BEAUTIFUL EAST LOTHIAN COASTLINE



Lying five miles southeast of Edinburgh city centre, the popular suburb of Newcraighall enjoys all the benefits of city living, yet is just minutes' drive from the beautiful East Lothian coastline. Its ideal position adjacent to the A1 ensures outstanding links to Edinburgh City Bypass and into the city centre. These are supplemented by excellent public transport services, including regular train services from Newcraighall to Edinburgh Waverley in less than ten minutes. Residents of Newcraighall have unrivalled local amenities right on their doorstep, including Fort Kinnaird Retail Park, which is home to major retail outlets, family restaurants, and a multi-screen

cinema. There is also an ASDA superstore and petrol station just a short drive away. Highly conducive to an active lifestyle, Newcraighall is handy for excellent sport and fitness facilities, particularly at Jack Kane Sports Centre, which boasts a state-of-the-art gym, studio classes and vast outdoor sports pitches. Sandy beaches at Portobello and Musselburgh are within easy reach, not to mention several prestigious golf courses in Edinburgh and East Lothian. The property falls within the catchment area of excellent state schools, while independent schooling is available at Loretto School in nearby Musselburgh.

SCHOOLS

State Schools: Niddrie Mill Primary School, St Francis' RC Primary School, Castlebrae High School, St Holy Rood RC High School

CULTURE

Leith Collective at Fort Kinnaird, Cinema at Fort Kinnaird, Craigmillar Castle

SHOPPING

Extensive shopping facilities available in and around Fort Kinnaird Retail Park

#1

A POPULAR RESIDENTIAL AREA WITH OUTSTANDING AMENITIES CLOSE BY AND EXCELLENT TRANSPORT LINKS

LOCATION



4 miles southeast of Edinburgh City Centre

TRANSPORT



Bus – 21, 49, 106, X5, X7, X6

Train Station – Newcraighall (1.5 miles) and Brunstane (1.5 miles)

Airport – Edinburgh International (16 miles)



SPORTS

Jack Kane Sports Centre, Jack Kane Skateboard Park, nearby golf clubs, and The Climbing Hangar

PARKS

Jack Kane Park, Hunter's Hall Public Park, Portobello Beach, Duddingston Loch

FOOD & DRINK

Nearby pubs and cafés and eateries at Fort Kinnaird, with further amenities in nearby Portobello



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.



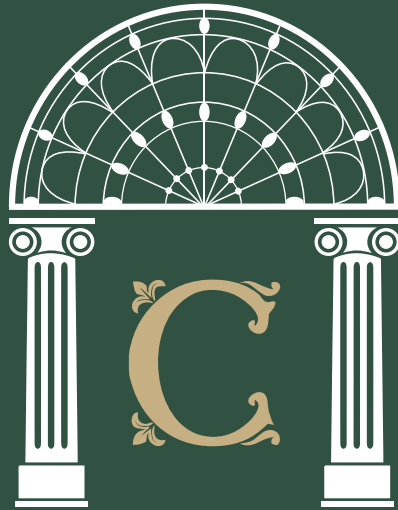
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



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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.