

FAIRVIEW

the LEADBURN

LEADBURN, PENICUIK, EH46 7BE



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**
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OF THE YEAR
2021-2022



ESTATE AGENCY
OF THE YEAR
2021-2022

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The property

Fairview is an exclusive former hotel that has been transformed into a luxury 10-person holiday let



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The Holiday Let

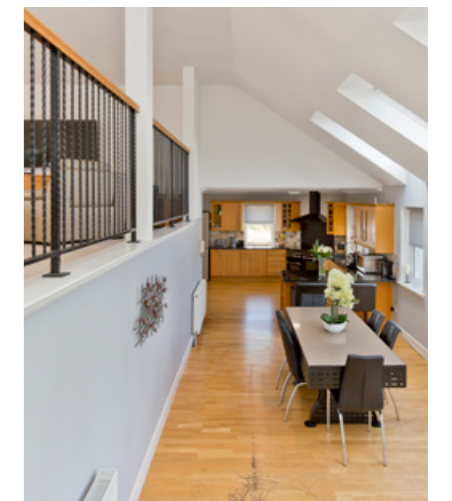
Discover true luxury, where incredibly large rooms are finished to exceptionally high standards.



28

Manager's Apartment

A self-contained high-end apartment that can be used by the owners



42

Gardens & parking

A large private car park provides space for over a dozen vehicles for both parts of the property.





Property Name

Fairview

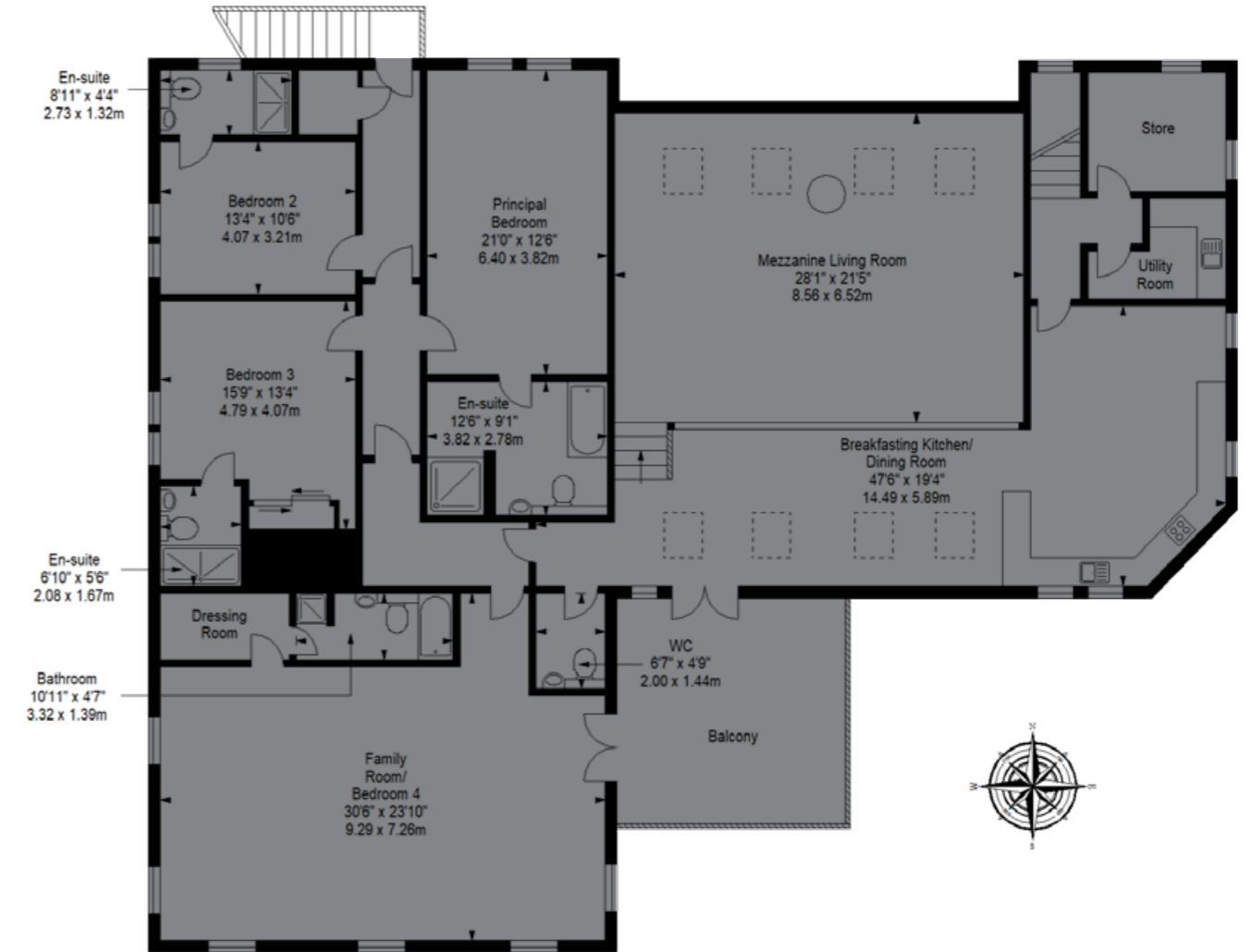
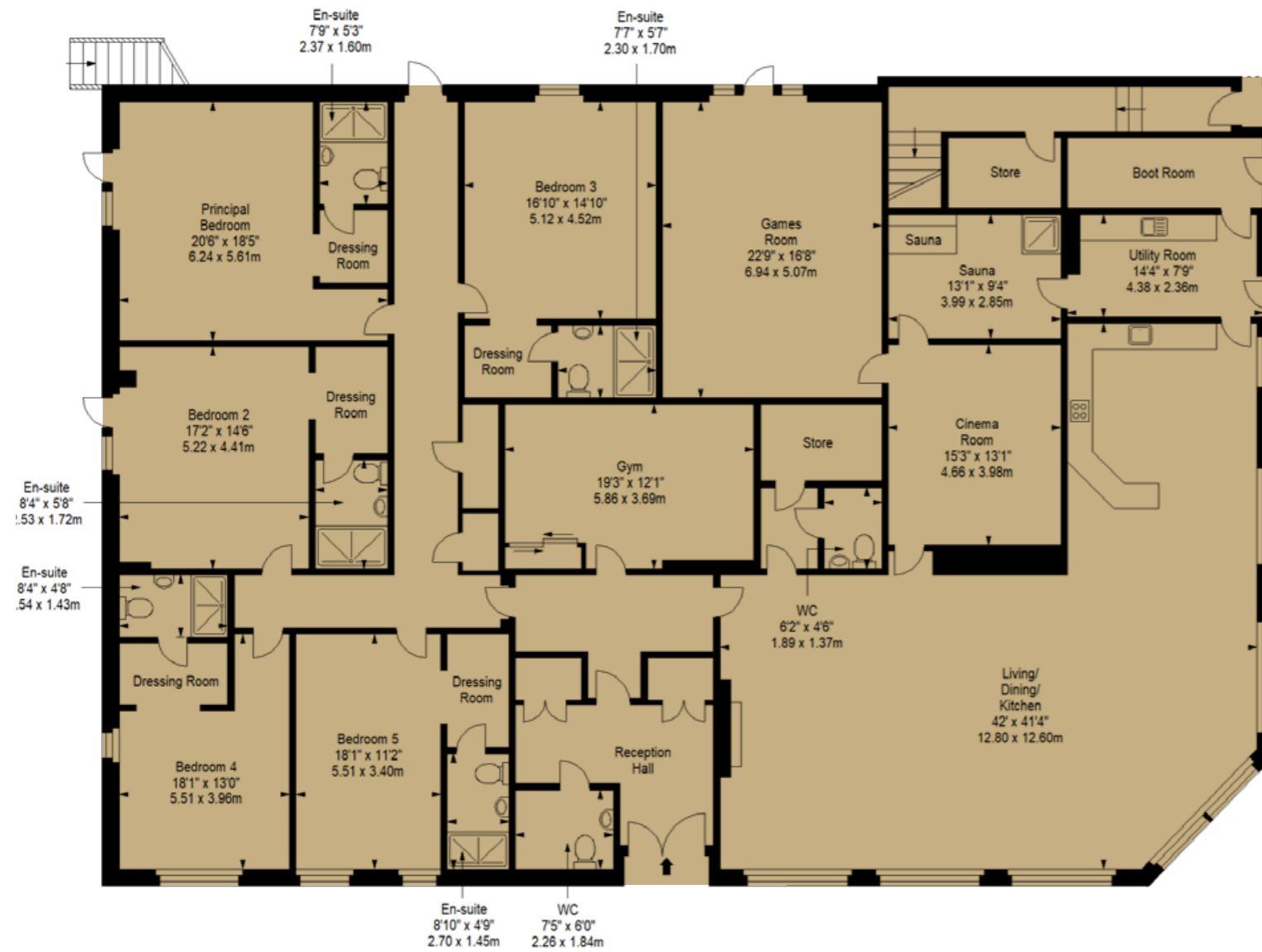
Location

Leadburn, Penicuik, EH46 7BE

Approximate total area:

789.6 sq. metres (8499.4 sq. feet)

- The Holiday Let - The Manager's Apartment





WELCOME *to* FAIRVIEW

The breathtaking residence features multiple reception rooms, two Shaker-inspired kitchens, a total of eight large bedrooms, and a wealth of bathrooms, in addition to a sauna, games room, cinema, gym, and even more to explore and discover. It is of outstanding quality throughout, with sumptuous interior design and premium finishings to match – ensuring the very best accommodation, alongside extensive private parking and beautiful outdoor areas. Furthermore, the ground level was completely renovated in 2021, with all-new decoration and fixtures and fittings, including new flooring, a new kitchen, and new en-suites. In addition to the spectacular accommodation, this truly magnificent property also offers a picturesque rural getaway too, complete with uninterrupted country views. It is located amongst vast open countryside in the hamlet of Leadburn by Penicuik, with lots of idyllic walking and cycling opportunities close by, including the Pentland Hills. Edinburgh city centre can be reached in just 40 minutes by car and excellent local amenities are provided in neighbouring Penicuik.

Nestled behind a short flight of stairs and an accessible ramp, the front door opens into a welcoming reception hall with generous built-in storage and a convenient WC. Fairview is an exclusive former hotel that has been transformed into a luxury 10-person holiday let on the ground floor and a self-contained (first-floor) manager's home. The stunning property covers a substantial 8,499 square feet to provide a one-of-a-kind opportunity that is perfect for commercial and personal use.

GENERAL FEATURES

- An incredible one-of-a-kind detached property
- Thoroughly renovated and upgraded in 2021
- In the rural hamlet of Leadburn by Penicuik
- Substantial accommodation over 8,499 sq. feet
- Modern interiors finished to exceptional standards
- Electric heating, LPG gas heating, & double glazing

THE FAIRVIEW HOLIDAY LET

- Welcoming reception hall with generous storage
- Substantial open-plan kitchen/living/dining room
- Newly fitted Shaker-inspired breakfasting kitchen
- Separate utility room with a matching design
- Private gym space with built-in mirrored storage
- Large games room and an adjacent cinema room
- Sauna with a changing area and shower cubicle
- Five impressive super king-size bedrooms
- Five newly-installed en-suite shower rooms
- Two WCs, two store rooms, and a boot room
- Private garden area with a patio and hot tub space

MANAGER'S APARTMENT

- Private main-door entrance leading to first floor
- Mezzanine living room with wood-burning stove
- On-trend breakfasting kitchen/dining room
- Adjacent utility room and a separate store room
- Private balcony with uninterrupted country views
- Family room/fourth bedroom with dressing room
- Three bright and spacious king-size bedrooms
- Two high-quality en-suite shower rooms
- Two en-suite bathrooms with four-piece suites

FAIRVIEW EXTERNALS

- Private car park with space for over a dozen vehicles
- Private garden area with a patio and hot tub space

AN INCREDIBLE ONE-OF-A-KIND DETACHED PROPERTY



the FAIRVIEW HOLIDAY *let*

Discover true luxury, where incredibly large rooms are finished to exceptionally high standards. The sociable hub of Fairview is a substantial living and dining room, which shares an astounding open-plan layout with the kitchen. This all-purpose space is designed for every occasion, incorporating a relaxed lounge area and a lovely dining space. It is framed by a wonderful array of oversized windows, ensuring a light-filled ambience whilst capturing far-reaching countryside views. It is decorated with a neutral backdrop, highlighted by a bold feature wall, and laid with a herringbone floor enhancing the elegant environment, along with a wall-mounted fireplace with a realistic living flame. Visually striking and impressively large, this is the ultimate space for spending time with family and friends.



A GRAND RECEPTION ROOM



SHAKER- INSPIRED *kitchen*

The kitchen forms a sociable hub for chatting whilst cooking. It is stylishly appointed with Shaker-inspired cabinets and wood-toned worktops, backed by matching splashbacks. It is a beautiful and sophisticated design, enhanced by a breakfast bar and integrated appliances (induction hob, concealed extractor, Neff double oven, fridge/freezer, and dishwasher). In addition, there is a neighbouring utility room with a matching design, providing space for additional appliances and access to the charming garden area. A boot room is adjacent to the utility room as well.



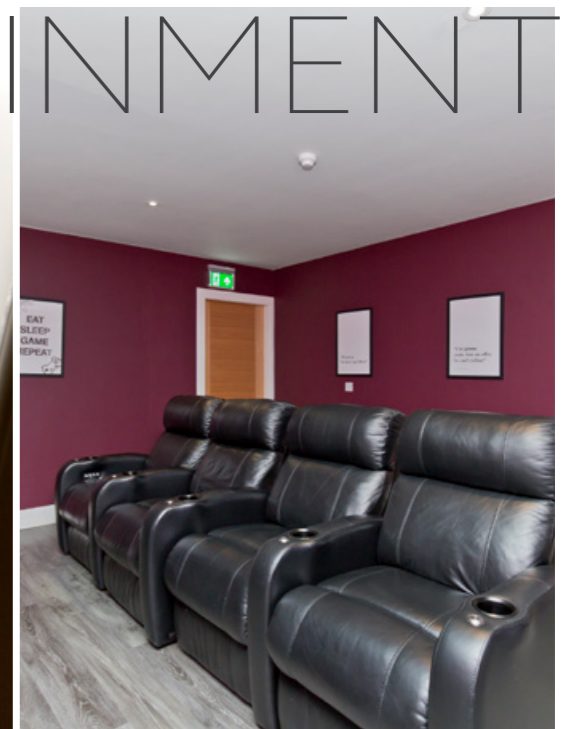
BEAUTIFUL, SOPHISTICATED DESIGN





FITNESS &

ENTERTAINMENT



EXCEPTIONAL FACILITIES TO ENJOY

Fairview promises incomparable luxury, going above and beyond expectations. It features a private gym with appropriate décor and flooring, as well as built-in mirrored storage. And after a workout, there is a sauna (complete with a changing area and shower cubicle) in which to sit back and relax. In addition, there is a large games room, with space and overhead lighting for a pool table, and an assortment of other table games and arcade machines. This room also has direct access to outside. An adjacent cinema room, meanwhile, provides the perfect setup for watching your favourite movies

FIVE

SUPER KING *bedrooms*



The five bedrooms of Fairview offer the ultimate in comfort and space. They are finished with outstanding attention to detail, combining contemporary interior design with soft carpets. Each room has an impressive amount of floorspace too, accommodating a wide range of furnishings, in addition to a super king-size bed or a link twin bed. Adding to the luxury appeal, each bedroom has its own dressing room and en-suite, which is of an equally high standard as the accommodation.



IMPRESSIVE BATHROOM

facilities



The five bedrooms all have their own high-specification en-suite shower room, each enjoying quality fixtures and fittings and contemporary styling. Furthermore, there are two convenient WCs as well.

The ground floor has air condition and electric heating, as well as double-glazed windows throughout – ensuring the accommodation is perfectly comfortable all year round.

CHARMING GARDEN AREA *with country views*

Externally, The Fairview has a charming outdoor area that is laid with an artificial lawn, stepping down to a sizeable patio for summer dining. It enjoys countryside views and can accommodate a hot tub for relaxing under a night sky lit with stars.



The MANAGER'S APARTMENT

The Manager's Apartment has its own private main-door entrance, which opens to a staircase leading up to the first floor. It is an ideal setup that opens further possibilities, allowing this level to be used for personal and/or business use.



TWO RECEPTION *rooms*



Continuing the wealth of accommodation, the Manager's Apartment boasts two reception rooms which maintain the impeccable standards of the property. The main living room is stylishly positioned on a mezzanine level, overlooking the kitchen and dining area below. It features generous proportions and an understated colour palette for a minimalist-inspired aesthetic. Skylights and a cosy wood-burning stove finish the elegant space.

PRIVATE BALCONY



A LIVING ROOM WITH A PRIVATE BALCONY

Of equally impressive proportions, a family room provides a second reception area, which enjoys triple-aspect windows that frame the elevated countryside views. It is a fantastic space for socialising and entertaining. In addition, there is a private balcony, extending off the family room and breakfasting kitchen/dining room. Perfect for watching the sunrise with a coffee, it enjoys lots of daily sun and uninterrupted countryside views.



On-trend BREAKFASTING KITCHEN



Lit by an array of windows and skylights, the kitchen has a light-filled ambience and sprawling dimensions, incorporating a large open-plan dining room and plenty of floorspace for budding chefs. It has an on-trend design too, coming generously appointed with wood-fronted cabinets and black granite worksurfaces. Multi-coloured splashbacks and neat bottle storage complete the look, along with a fitted breakfast bar for quick meals. An electric range cooker, an integrated dishwasher, and a freestanding fridge/freezer are included, whilst a separate utility room and store are adjacent.



Three MAIN BEDROOMS



VERSATILE SLEEPING QUARTERS TO SUIT YOUR NEEDS

The Manager's Apartment has three main bedrooms, which are all generous king-size spaces, decorated in neutral tones and with plush carpeting. The principal bedroom boasts a very large footprint, whilst all three bedrooms benefit from en-suites. The third bedroom also has a built-in mirrored wardrobe. In addition, the family room can be used as a fourth bedroom, if required – one that has substantial floorspace, as well as a dressing room and four-piece bathroom.

Excellent BATHROOM FACILITIES

Like the ground floor, the first floor is served by excellent bathroom facilities. The principal bedroom and family room/fourth bedroom both have the luxury of a four-piece bathroom, complete with a shower cubicle and high-end finishings. Bedrooms two and three have high-quality en-suite shower rooms as well. Plus, there is a handy WC for added convenience.

The first floor of Fairview has LPG gas central heating and double-glazed windows throughout. Furthermore, the entire property has a private mains water supply.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. All white goods from the ground-floor are also included; plus, all the ground-floor furnishings are available for purchase by separate negotiation, including the beds, dining furniture, gym equipment, games room equipment, cinema room equipment, and the hot tub.



A LARGE PRIVATE CAR PARK PROVIDES SPACE FOR OVER A DOZEN VEHICLES FOR BOTH PARTS OF THE PROPERTY. THERE IS ALSO A BIKE STORE





LEADBURN PENICUIK



Fairview offers a true rural idyll, promising seclusion, picturesque surroundings, and spectacular countryside views that stretch into the distance. It boasts the perfect balance of country living with all the advantages of a large town practically on the doorstep, as well as being just 13.5 miles from the bustling heart of the capital. Set in the peaceful hamlet of Leadburn, it is enveloped by open countryside, close to a wealth of beautiful walks and bike ride opportunities, including the nearby Pentland Hills which offer a sense of escape and an abundance of nature, in addition to impressive hillside views. For convenience, the nearby town of Penicuik is just 3.4 miles away, placing an excellent selection of high-street stores and independent retailers within easy reach, as well as various cafés, pubs and restaurants, and a choice of major supermarkets. Further shopping facilities are also available at nearby Straiton Retail Park which is under 20 minutes by car. Residents are spoilt for choice when it comes to sport and fitness activities too. Penicuik is home to a state-of-the-art leisure centre, various sports clubs and well-regarded golf courses

too. Plus, there are a wealth of outdoor activities in the surrounding countryside on offer – from invigorating hiking and mountain biking in the Pentland Hills, to relaxed strolls or cycle rides along the River North Esk. In addition, the dry ski slopes of the Midlothian Snowsports Centre offer excitement all year round. Currently undergoing a £30 million renovation, it will also add a soft play area, a climbing centre, and Scotland’s first alpine rollercoaster. Schooling is provided locally at Penicuik and Edinburgh’s outstanding independent schools can be easily reached too, including George Watson’s College. Thanks to its southerly location, Fairview allows swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks – perfect for travel across the capital to further afield. In addition to a bus stop located directly outside Fairview, Penicuik also enjoys excellent public transport links into the city centre including express commuter services. The nearby Eskbank train station provides a swift connection into Edinburgh city centre as well.

EDINBURGH

LOCATION & AMENITIES

PENICUIK

FAIRVIEW

HOWGATE

- 1 LEADBURN COMMUNITY WOODLAND
- 2 THE STACKYARD PARK RUN FREE DOG PARK
- 3 GLADHOUSE RESERVOIR
- 4 PENICUIK LEISURE CENTRE
- 5 RIVER NORTH ESK
- 6 GLENCORSE GOLF CLUB
- 7 PENTLAND HILLS REGIONAL PARK
- 8 MIDLOTHIAN SNOWSPORTS CENTRE
- 9 STRAITON RETAIL PARK
- 10 EDINBURGH UNIVERSITY
- 11 MURRAYFIELD STADIUM
- 12 EDINBURGH INTERNATIONAL AIRPORT

GLADHOUSE RESERVOIR TO PENTLAND HILLS



SCHOOLS

State Schools: Cuiken Primary School, Sacred Heart RC Primary School, Penicuik High School, St David's RC High School

Independent Schools: Edinburgh's outstanding private schooling options

CULTURE

Penicuik Community Arts Association, Edinburgh's unrivalled cultural venues

UNIVERSITY

The University of Edinburgh (plus Easter Bush Campus), Edinburgh College (Midlothian Campus)

#1

PICTURESQUE HAMLET OFFERING A RELAXED RURAL LIFESTYLE CLOSE TO THE PENTLAND HILLS

LOCATION



Just 13.5 miles from Edinburgh city centre

TRANSPORT



Bus – X62

Train Station – Eskbank

(10.1 miles)

Airport – Edinburgh

International (16.7 miles)



SPORTS

Midlothian Snowsports Centre, Loanhead Leisure Centre, LO-GY Centre

PARKS

Pentland Hills Regional Park, Midlothian Snowsports Centre

FOOD & DRINK

Excellent shops, bars and eateries in the town of Penicuik, further amenities at Straiton Retail Park



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.