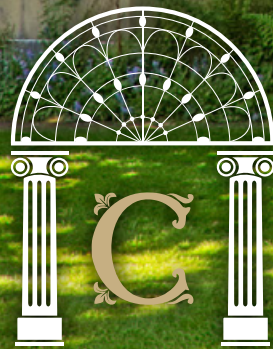


14 NILE GROVE

MORNINGSIDE, EDINBURGH, EH10 4RF



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

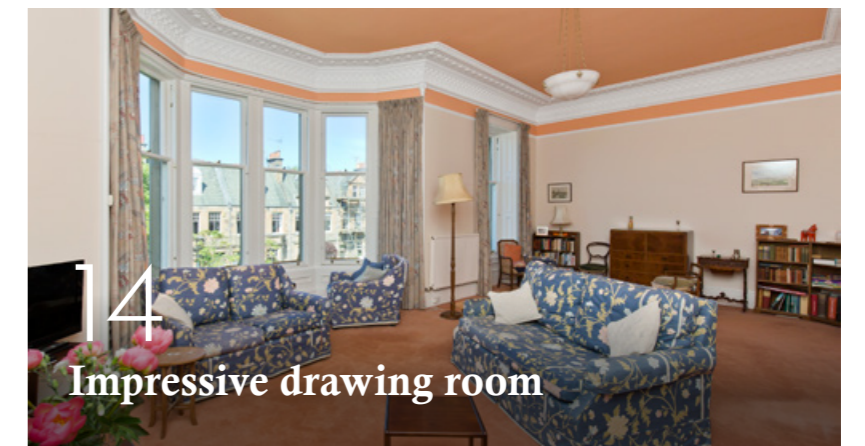
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Victorian semi-detached house in exclusive Morningside

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Property Name

14 Nile Grove

Location

Morningside, Edinburgh, EH10 4RF

Approximate total area:

376.7 sq. metres (4054.8 sq. feet)

- Ground Floor - First Floor - Second Floor - Externals





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his six-bedroom, three-bathroom (plus two separate WCs) Victorian semi-detached house represents an outstanding family home in highly desirable Morningside, offering wonderfully spacious and flexible accommodation over three floors. The home boasts a wealth of lovingly retained period features, having been built in 1885, and provides the new owner with a blank canvas to carry out some cosmetic upgrades and create a modern, yet characterful home to their own taste. Morningside is home to outstanding amenities, including an eclectic array of shops, , coffee shops, restaurants, and bars, as well as excellent, highly regarded schools in both the state and private sectors, transport links across the city, and a wealth of . Nile Grove is a haven of peace just a stone's throw from the heart of Morningside.

GENERAL FEATURES

Semi-detached Victorian house in highly desirable Morningside
Situated on an attractive and quiet, tree-lined street
Filled with lovingly retained period features
Home Report value - £1,500,000
EPC Rating - E

ACCOMMODATION FEATURES

Welcoming entrance vestibule with traditional floor tiles
Wide reception hallway with cloakroom WC and space for furniture items
Impressive drawing room with fine period details
Generous dining kitchen with adjoining utility room and WC
A conservatory leads off from the kitchen and has windows on all sides
Versatile, multipurpose music room
Formal dining room for family meals and dinner parties
Five well-proportioned double bedrooms
Spacious study/sixth double bedroom
Two bathrooms and a separate shower room
Gas central heating and partial double/triple glazing

EXTERNAL FEATURES

Walled, established mature gardens to the front and rear
Detached 1.5-sized garage with sink, light, and power
Bike shed with power and a workbench
Private driveway for three vehicles



A CHARACTERFUL FAMILY HOME
ACCOMPANIED BY BEAUTIFUL GARDENS

WELCOMING ENTRANCE VESTIBULE

with traditional floor tiles





WELCOME TO

14 Nile Grove

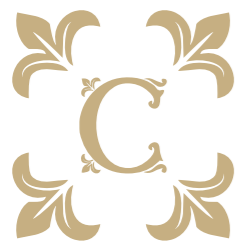
The half-glazed front door opens into an airy vestibule with traditional floor tiles and space for coat and shoe storage and furniture items, with beautifully detailed cornicing giving the first glimpse of the fine period details to follow. A door from here leads to a wide reception hall with a useful WC, the same cornicing as the vestibule, stairs, and first-floor landing, and additional space for furniture.





RECEPTION ROOMS

filled with period features



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he impressive drawing room on the first floor has commanding views over the treetops and spans the entire width of the house, and is illuminated by a wealth of glazing, including a bay window which creates a cosy seating area in which to enjoy morning sun. The room provides fantastic flexibility for configurations of furniture to suit the new owner, with a beautiful marble fireplace creating a warming focal point, and exquisitely detailed cornicing adding further period charm.



*This wonderful reception room offers an ideal space in which to relax as a family,
as well as for gatherings with guests*



A MULTIPURPOSE MUSIC ROOM



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here is also a music room on the ground floor, where David Nicholson, a driving force in founding the Scottish Chamber Orchestra, and his wife Jo, a singer, gathered with many guests, including Sir James Galway. It has a glass-fronted china cupboard and a large walk-in storage cupboard, and it could lend itself to many creative uses by the new owner.



FORMAL

dining room



A dining room can also be found on the ground floor and can comfortably accommodate between 12-24 guests for dinner parties or large-scale family meals and entertaining.



THE KITCHEN

Cooking zone with dining space and adjoining conservatory



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he sunny, dual-aspect south - and west-facing kitchen is equipped with wall and base cabinets, spacious worktops, and integrated appliances comprising a double oven, a hob, an extractor hood, a fridge, and a dishwasher, whilst provision is made for additional freestanding appliances. Ample space is also provided for a seated dining area, ideal for casual meals, breakfasts, morning coffee, and socialising while cooking, whilst two clothes pulleys and a set of 11 original bells also feature.

The kitchen is supplemented by an adjoining utility room (with external access and a WC) housing additional cabinetry, a double Belfast sink, and space for laundry appliances. Also adjoined to the kitchen is a w.c. with two garden entrances to the south and west, providing plenty of space for a choice of furniture and allowing for year-round enjoyment of the garden.







MAGNIFICENT BROAD STAIRCASE

*with ornate balustrades and a half landing with
a stunning stained-glass window*

TRANQUIL BEDROOMS

for a peaceful night's sleep

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he sleeping areas are arranged over the first and second floors and offer flexible spaces that can be used in a number of ways. The first-floor bedrooms, approached via a magnificent broad staircase with ornate balustrades and a half landing with a stunning stained-glass window, comprise the principal bedroom which is supplemented by a walk-in wardrobe, an Edinburgh press, and a beautiful fireplace with characterful tiling, and a second bedroom, with the advantage of an additional wash hand basin, which is currently used as a guest bedroom.





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he second/top floor houses four double bedrooms, one of which ideally lends itself to a study/home office setup – ideal for those requiring a quiet space to work or study from home. The remaining bedrooms all offer plenty of space for freestanding furniture, and owing to the top floor having two washrooms, it could be ideal for live-in relatives, guests, or older children looking for a sense of independence, whilst still remaining part of the house.

The rear-facing top-floor bedrooms both enjoy a sunny aspect, with recently installed double-glazed wooden windows, and boast wonderful views of the well-established garden and pond, and Blackford Hill in the distance.





THREE WASHROOMS

and two separate WCs

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he house features three washrooms and two separate WCs. A bathroom and separate shower room can be found on the second floor, with another bathroom on the first floor. The bathrooms both include baths with overhead showers and WC-suites, with the shower room offering a shower enclosure, a WC, and a basin.

The home is kept warm by a gas central heating system, with one boiler for the ground and first floors and a separate boiler for the top floor. The windows are a combination of traditional sash-and-case windows, double-glazed Velux windows, some traditional-style wooden double-glazed sash-and-case windows, with the feature landing window benefiting from internal and external secondary glazing.

Extras: All fitted floor coverings, window blinds and curtains, light fittings, integrated kitchen appliances, coal scuttle, vestibule wardrobe, and guest bedroom wardrobe will be included in the sale. Some traditional lampshades are available by separate negotiation.

GARDENS AND PARKING

Well-established outdoor space and excellent private parking



Externally, the home is perfectly complemented by walled gardens to the front and rear, with the latter boasting an enviable south-facing aspect. The front garden features a lawn and beautiful established trees, shrubs, and plants, whilst the rear garden enjoys a wealth of colourful flowers, mature trees (including plum and apple trees), a generous lawn, and a charming pergola walkway leading to a pond. Also found in the rear garden are a garden store and a bike store with light, power, and a workbench. Excellent private parking for four cars is provided by a detached 1.5-sized garage (with light, power, a stainless-steel sink with hot and cold water, and an up-and-over door), as well as a driveway with wrought-iron gates.



The house is accompanied by beautiful, established walled gardens, a detached 1.5-sized garage, and a private driveway.



14 Nile Grove



MORNINGSIDE



Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. 14 Nile Grove is ideally positioned for both swift access into the city and easy escapes to the country, which is sure to be popular with families. Bustling Morningside Road is just a three-minute stroll from the property and is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S Food. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion

Cinema (10-minute walk) and the Church Hill Theatre (11-minute walk) offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit The Galleon Club at George Watson’s College which is home to a swimming pool, fitness classes, a gym, fitness classes, sports camps, and sports pitches, or for those who prefer the great outdoors, it’s just a short stroll to the Hermitage of Braid and Blackford Hill Local Nature Reserve. Owing to the property being on the Braid Estate, the new owner of 14 Nile Grove will have priority for membership to the tennis and bowling clubs, which are sited on the Braid Estate Recreation Grounds.

Morningside is renowned for its outstanding range of state schools, with primary education provided at Canaan Lane (seven-minute walk) and South Morningside (10-minute walk) Primary Schools, followed by secondary schooling at Boroughmuir High School (28-minute walk, seven-minute drive). Some of the capital's most prestigious independent schools are easily accessible from the property, such as George Watson's College, Edinburgh Steiner School, George Heriot's School, and the ESMS schools. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



SCHOOLS

State Schools: Canaan Lane Primary School (P1-P3), South Morningside Primary School (P4-P7), Boroughmuir High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School
 Independent Schools: George Watson's College, George Heriot's School, Edinburgh Steiner School, ESMS Schools

CULTURE

King's Theatre, Dominion Cinema, Church Hill Theatre, The Queen's Hall, Usher Hall

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

A HIGHLY REGARDED AND SOUGHT-AFTER CITY-CENTRE LOCATION WITH A VIBRANT COSMOPOLITAN ATMOSPHERE

LOCATION



2.2 miles from Princes Street

PARKS

Braid Estate Recreation Grounds, Hermitage of Braid and Blackford Hill Local Nature Reserve

TRANSPORT



Tram Stop – Haymarket (1.8 miles)

Train Station – Haymarket (1.8 miles), Waverley (2.4 miles)

Airport – Edinburgh International (9.8 miles)



SPORTS

The Galleon Club, Braid Estate Tennis and Bowling Clubs, Prestonfield Golf Club

FOOD & DRINK

Cafés, Independent multi-cultural eateries, Bistros and delis, Takeaways



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.



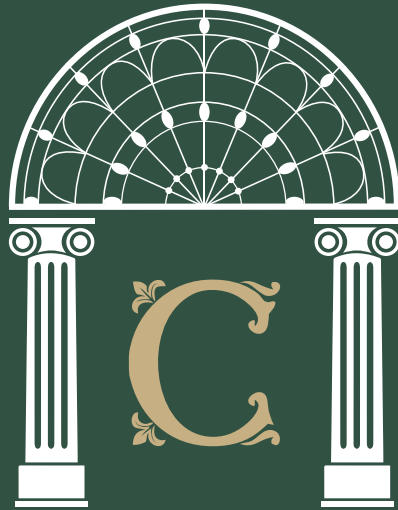
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.