

# 28 CARFRAE ROAD

BLACKHALL, EDINBURGH, EH4 3QQ

*Welcome to an exceptional detached house, centred around a magnificent open-plan reception area and offering five highly versatile double bedrooms and two stylish bathrooms, as well as ample private parking and a stunning rear garden with a suntrap, southwest-facing aspect.*



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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OF THE YEAR  
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ESTATE AGENCY  
OF THE YEAR  
2021-2022

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*An exceptional five-bedroom detached house that is deceptively large*

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## Property Name

28 Carfrae Road

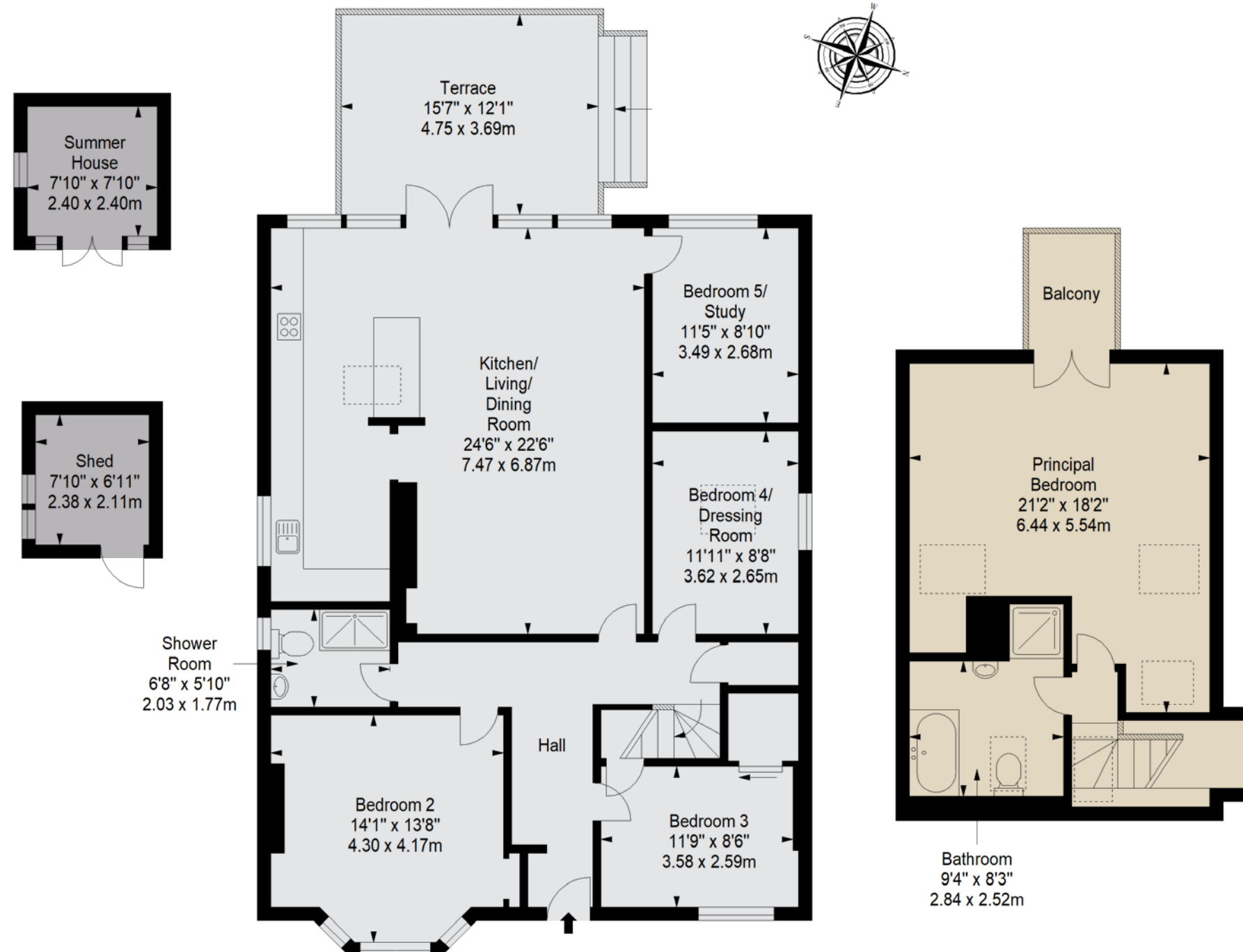
## Location

Blackhall, Edinburgh, EH4 3QQ

## Approximate total area:

180.3 sq. metres (1940.7 sq. feet)

 - Ground Floor  - First Floor  - Externals

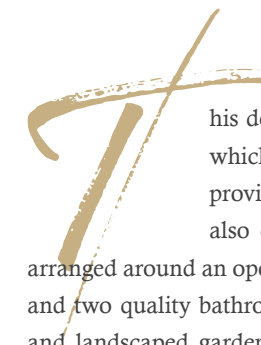






  
28 Carfrae  
Road





This detached house is a deceptively large five-bedroom residence, which enjoys modern interiors throughout and neutral decoration, providing a home in walk-in condition. The outstanding property also offers excellent versatility, with bright and spacious rooms arranged around an open-plan reception area. It has a generously appointed kitchen and two quality bathrooms; plus, it features a private balcony, a double driveway, and landscaped gardens. Furthermore, the home forms part of a family-friendly neighbourhood in sought-after Blackhall. It offers proximity to well-regarded schools, regular bus links, and fantastic amenities, including Craighleith Retail Park. It is also within easy reach of picturesque outdoor spaces, such as Corstorphine Hill and Ravelston Park, and it is approximately only 3 miles from Edinburgh city centre.

## GENERAL FEATURES

- An exceptional detached house
- Situated in sought-after Blackhall
- Spacious and versatile accommodation
- Modern neutral interiors throughout
- Home Report value - £875,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Charming entrance hall with storage
- Open-plan kitchen/living/dining room
- Large kitchen with fantastic storage
- Principal suite with a private balcony
- Four additional double bedrooms
- Modern, ground-floor shower room
- Stylish (first-floor) four-piece bathroom
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Well-maintained front garden
- Landscaped, southwest-facing rear garden
- Large terrace, a summerhouse, and a shed
- Monoblock double driveway
- Tesla charging point





# DISCOVER

## A BEAUTIFUL FAMILY HOME

28 Carfrae Road has an attractive façade, concealing the generous living space within. Moving inside, the front door opens to a charming entrance hall, which sets the interior standards with its white walls and wood-toned floor (found predominantly throughout). It provides built-in storage and a delightful introduction.



# AN OPEN-PLAN CENTREPIECE

The open-plan kitchen, living and dining room is the home's impressive centrepiece. Designed for all occasions, it has a very generous footprint allowing each section to be carefully zoned. It ensures ample floorspace for comfortable lounge furniture, as well as a table and chairs, with plenty of room leftover for additional furnishings and decorations. Furthermore, the space continues the appealing aesthetic of the hall, creating a neutral backdrop that is at once easy to style and highly enticing. Add a wonderful array of southwest-facing windows and you have a special, light-filled reception area which is enhanced by inspiring rear garden views. Perfect for families, it also has French doors extending the space out onto the garden's large terrace – an ideal setup for summer dining.





# A WEALTH OF CABINET STORAGE & WORKSPACE



A SKYLIGHT AND ADDITIONAL GLAZING  
ENSURE A LIGHT AND CHEERFUL  
COOKING ENVIRONMENT

Whilst sharing the open-plan layout, the kitchen retains its own sense of space, nestled behind an archway and a fitted breakfast bar for socialising when cooking. It is appointed in wooden tones, and features a generous selection of base and wall-mounted cabinets and expansive workspaces, providing all the storage and workspace one could desire. A skylight and additional glazing add to the bright room, ensuring a light and cheerful cooking environment. A selection of freestanding appliances are also included (gas range cooker, American-style fridge/freezer, dishwasher, and washing machine).



# LARGE KITCHEN WITH FANTASTIC STORAGE





FRENCH DOORS EXTEND THE  
SPACE OUT ONTO THE GARDEN'S  
LARGE TERRACE





## THE PRINCIPAL BEDROOM

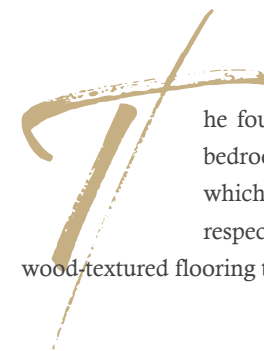
With five double bedrooms, the property offers lots of flexible space to suit your requirements. Occupying the first floor, the principal suite enjoys expansive dimensions for an assortment of furniture. It further boasts eaves storage and triple-aspect glazing, including French doors to a private balcony with impressive leafy views. Adding to its luxury appeal, it also has sole use of a four-piece bathroom.





# THE BEDROOMS

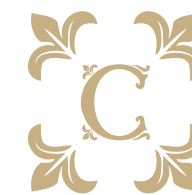
## VERSATILITY, SPACE AND STYLE



The four remaining bedrooms are on the ground floor. These include the bay-windowed second bedroom, bedroom three with a built-in wardrobe, and the versatile fourth and fifth bedrooms, which are currently being used as a dressing room/workout area and a study/home office respectively. Maintaining the high standards, all five bedrooms feature attractive interior design and wood-textured flooring too.



# A BATHROOM ON BOTH FLOORS



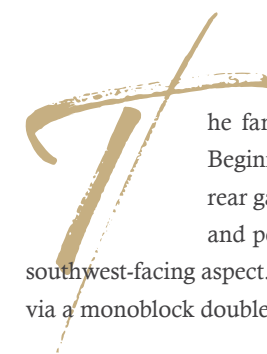
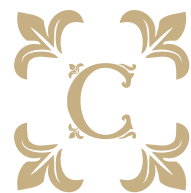
erving the ground floor, there is a three-piece shower room, appointed with premium tiles and wood-effect detailing. It is fitted with a storage-set washbasin, a toilet, and a walk-in shower enclosure. Meanwhile, the first-floor bathroom features a stylish combination of olive-toned décor and lightly toned tiles. It has a four-piece suite, comprised of a storage-set washbasin, a toilet, a double-ended bathtub, and a step-in rainfall shower cubicle.

Ensuring a comfortable living environment all year round, the property has gas central heating and double-glazed windows.



# LANDSCAPED GARDENS

FOR THE ENTIRE FAMILY



The family home has a well-maintained front garden, which hints at the impeccable quality of the rear garden. Beginning with a large terrace and opening out to a manicured lawn framed by patio areas and mature plants, the rear garden is quite simply stunning, having been carefully landscaped to provide the ideal setup for adults, children, and pets alike. It is fully enclosed and shielded by established hedgerows, offering excellent privacy and a suntrap, southwest-facing aspect. It is finished with a summerhouse and a shed for storage. Private parking is provided to the front of the home via a monoblock double driveway, which has a Tesla electric vehicle charging point.

Extras: all fitted floor and window coverings, light fittings, gas range cooker, American-style fridge/freezer, dishwasher, and washing machine to be included in the sale.





# BLACKHALL

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 Craigeith Retail Park is home to several high-street outlets, eateries and a Sainsbury's superstore. There 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.



## SCHOOLS

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

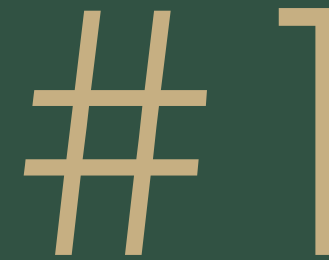
Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College)

## 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 Craigeith Retail Park.



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

## LOCATION



2 miles northwest of Edinburgh City Centre

## TRANSPORT



Bus – 13, 16, 41, 43, 54, N55, SKYLINK 200 (to airport)

Tram Stop – Haymarket (2 miles)

Train Station – Edinburgh Haymarket (2 miles)

Airport – Edinburgh International (5.5 miles)



## SPORTS

Drum Brae 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

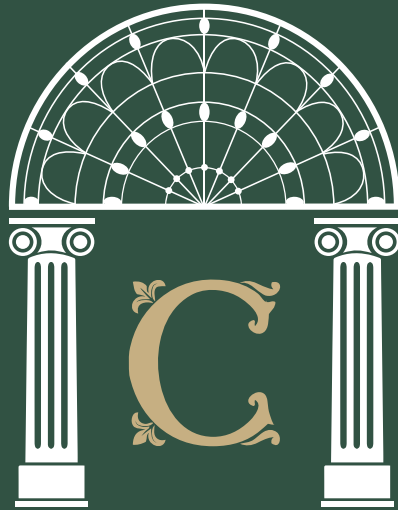
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed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