

27/1 MERCHISTON PARK

MERCHISTON, EDINBURGH, EH10 4PW

Offering an exceptionally stylish city home, this Victorian lower villa forms part of a handsome traditional building in desirable Merchiston, with three bedrooms, a living room, a fabulous open-plan dining kitchen and family room, and two bathrooms, plus a delightful, generous private rear garden and a private off street parking space.





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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TABLE OF CONTENTS



09

Welcome to 27/1 Merchiston Park

A beautifully presented, traditional lower villa in desirable Merchiston

04 Floorplan

09 The property

11 The entrance

12 The living room

14 Kitchen/family room



14

The dining kitchen/family room



20

The principal bedroom

20 The bedrooms

25 The bathrooms

26 Garden & parking

32 The area



Property Name

27/1 Merchiston Park

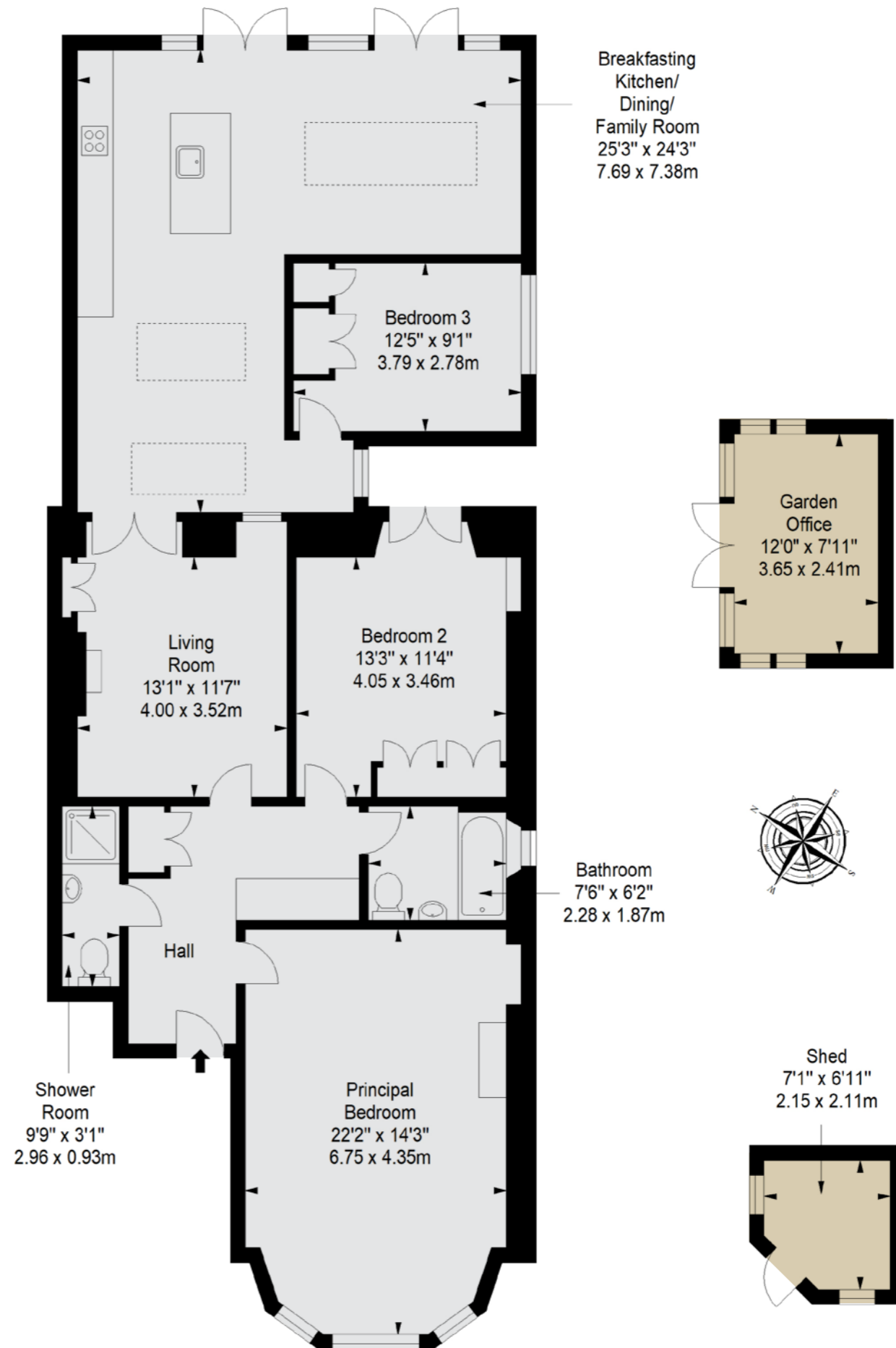
Location

Edinburgh, EH10 4PW

Approximate total area:

150.9 sq. metres (1624.3 sq. feet)

-  Ground Floor
-  First Floor





27/1
Merchiston Park



Characterised by airy proportions, lovingly retained period features, and sympathetic, stylish contemporary interiors, this three-bedroom, two-bathroom lower villa forms part of a handsome Victorian building in the city's highly desirable Merchiston area, within the Merchiston and Greenhill conservation area. The home has been meticulously designed to make best use of the space and light on offer, culminating in a beautiful city home that will undoubtedly appeal to a wide range of buyers. The villa lies within enviable easy reach of excellent amenities, such as shops, including well-known brands and independent retailers, a wealth of fitness, sports, and leisure facilities, schools (both catchment schools are a short walk away) in the state and private sectors, transport links across the city, and outdoor spaces including the Union Canal, Bruntsfield Links, and The Meadows.

GENERAL FEATURES

- Beautifully presented, traditional lower villa in desirable Merchiston
- Situated within the Merchiston and Greenhill conservation area
- Sympathetically contemporary interiors and stunning period features
- Home Report value - £1,000,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Shared entrance and vestibule
- Airy, welcoming hallway with traditional floor tiles and built-in storage
- Elegant living room with feature internal windows and fireplace with a log-burner
- Fabulous open-plan breakfasting kitchen, dining, and family room
- Impressive principal bedroom with southwest-facing bay window and beautiful period features
- Two further good-sized double bedrooms
- Beautifully styled bathroom with rainfall shower-over-bath
- Chic, contemporary shower room with rainfall showerhead
- Gas central heating system & double glazing (except principal bedroom bay window)

EXTERNAL FEATURES

- Generous and beautifully maintained private rear garden
- External garden office with power supply
- Private off street parking space

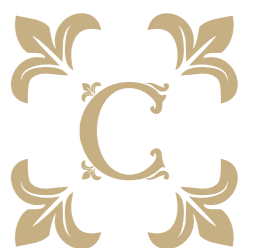


A fitting introduction to this

CHARACTERFUL CITY HOME



A shared entrance and vestibule leads to the home's front door, where you are welcomed inside by an inviting and airy hallway, immediately setting the tone for the interiors to follow with neutral two-tone décor and eye-catching original floor tiles. The hall also benefits from useful built-in storage.





THE LIVING ROOM

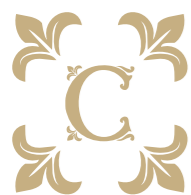
The living room offers a tranquil space in which to relax with family after a long day, with a relaxing ambience created by crisp-white décor, elegant cornicing, a comfortable fitted carpet, and a fireplace nestling a warming log-burning stove and flanked by an Edinburgh press with hidden storage and display shelving. The room is filled with natural light owing to a large internal feature window drawing in daylight from the adjacent kitchen, family, and dining room.

DINING KITCHEN/ FAMILY ROOM



*A sociable space for everyday life and
entertaining alike*





*Two sets of French doors
opening onto the rear garden*

S

ure to be the hub of this wonderful city home and undoubtedly appealing to those who love to host dinner parties, is the open-plan breakfasting kitchen, dining, and family room. The room enjoys fantastic natural light throughout the day owing to swathes of glass, including two large skylights and almost a full back wall of glazing with two sets of French doors opening onto the rear garden - perfect for alfresco dining and family recreation during the warmer months.

The kitchen is beautifully appointed with timeless navy-blue cabinetry, including a central breakfasting island, immaculate quartz worktops, and a double Belfast sink. There is space for a range cooker to be neatly housed within the cabinets and paired with a quartz splashback and an extractor fan, with additional integrated appliances comprising a fridge/freezer and a dishwasher. A cupboard offers space for a washing machine and dryer.

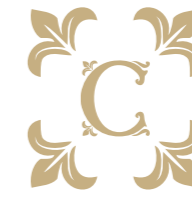
The dedicated areas for dining and relaxation can comfortably accommodate a large dining table and chairs and lounge furniture to suit the new owner's needs, creating a wonderful space to be enjoyed every day of the year.





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he particularly impressive principal bedroom occupies a generous footprint, offering fantastic flexibility for endless furniture configurations. The room is fronted by a large, southwest-facing bay window capturing wonderful sunny light throughout the day and framing leafy views, whilst a relaxing ambience is created by pared-back neutral décor and herringbone wood flooring. Exquisitely detailed cornicing, a fireplace, and an Edinburgh press add lovely period charm to the space.



The remaining two bedrooms (both with built-in storage) are also good-sized doubles and continue the attractive presentation of the preceding accommodation with neutral hues and fitted carpets for optimum comfort underfoot, whilst one also retains its stunning cornicing and affords external access.



TRANQUIL SLEEPING AREAS

to ensure a peaceful night's rest



TWO EXCEPTIONALLY STYLISH

and well-appointed washrooms



The home has two washrooms – a family bathroom and a separate shower room, both stylishly appointed. The bathroom comprises a bathtub with a rainfall showerhead and traditionally styled handset, a glazed screen, and a herringbone-tiled surround, a wall-mounted basin with a towel rail, and a towel radiator. The shower room comes complete with a deluxe walk-in enclosure with a rainfall showerhead and handset, beautiful herringbone tiling, a WC-suite, and a chrome towel radiator.

The villa is kept warm by a gas central heating system and benefits from double glazing, with the exception of the principal bedroom's bay window.

Extras: All fitted floor coverings, window coverings, selected light fittings, and integrated kitchen appliances will be included in the sale.



GARDEN & PARKING

The villa enjoys exceptionally a generous and beautifully maintained private walled rear garden, which boasts a large lawn, generous patios for outdoor seating and barbecues, and a wealth of mature trees, leafy shrubs, and planting. This wonderful outdoor space perfectly complements the accommodation and is sure to appeal to families with children and pets, as well as those who enjoy hosting guests for summer soirees.



*Extensive, well-maintained private garden
and off-street parking*

There is also an external office with power, offering an ideal space, separate to the house, for working from home or alternatively as a studio/hobby space. Off-street parking is provided by a private parking space.







MERCHISTON



With its tree-lined streets, grand detached villas and enchanting gardens, Merchiston is among the most exclusive residential districts in the capital. Its tranquil ambience belies its ultra-convenient setting less than two miles southwest of the city centre, adjacent to the equally desirable districts of Bruntsfield and Morningside. Merchiston is a favoured location for all ages and life stages, owing its blend of beautiful green spaces, fantastic local amenities and close-knit community feel. Bruntsfield and Morningside – the home of Edinburgh’s café culture – both offer a wealth of independent shops and businesses, which are supplemented with a Waitrose and an M&S Simply Food store. Foodies are well catered for with an array of cafés, pubs, bars and restaurants to suit every taste and occasion; residents can also indulge in a spot of culture in Morningside, which boasts a boutique cinema and a theatre.

There’s also no shortage of sport and fitness facilities to choose from, including canoeing and rowing on Union Canal, family activities at Merchiston Tennis & Bowling Club, outdoor sports pitches at Harrison Park or swimming, a gym and fitness classes at The Galleon Sports Centre. Merchiston is known for its excellent state schools, which include Craiglockhart Primary School and Tynecastle High School, as well as its prestigious independent schools, namely George Watson’s College, The Edinburgh Rudolf Steiner School and Merchiston Castle School. In addition to frequent bus links, residents also benefit from regular rail services between Edinburgh and Glasgow from Slateford or Haymarket stations, and swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

SCHOOLS

State Schools: Bruntsfield Primary School, St Peter’s RC Primary School, Boroughmuir High School, St Thomas of Aquin’s RC High School

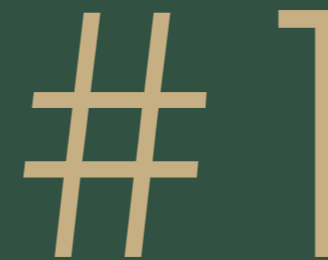
Independent Schools: George Watson’s College, George Heriot’s School, Edinburgh Rudolf Steiner School

CULTURE

Dominion Cinema, The Church Hill Theatre, Fountain Park Leisure Complex

CONSERVATION

Merchiston and Greenhill Conservation Area



TRANQUIL, TREE-LINED NEIGHBOURHOOD WITH THE BRIGHT LIGHTS OF THE CAPITAL ON ITS DOORSTEP

LOCATION



1.6 miles southwest of Edinburgh City Centre

TRANSPORT



Bus – 10, 27, 38, 45

Tram Stop – Haymarket (0.8 miles)

Train Station - Haymarket (0.8 miles)

Airport – Edinburgh International (7 miles)



SPORTS

The Galleon Sports Centre, Meggetland Sports Complex, Myreside Stadium & Cricket Pavilion

PARKS

Harrison Park, Union Canal, Bruntsfield Links, The Meadows

FOOD & DRINK

Traditional pubs and trendy bars, fine dining, cafés, bistros and 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.



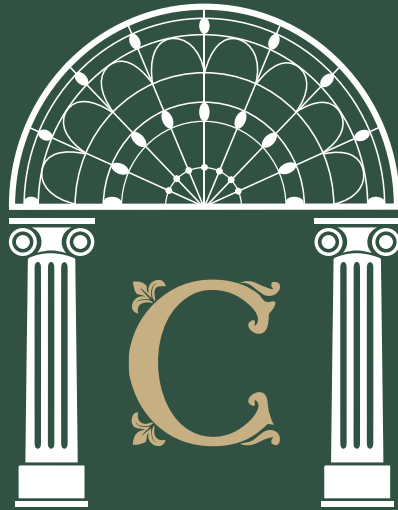
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.