

30A ST ALBAN'S ROAD

THE GRANGE, EDINBURGH, EH9 2LU

Introducing a stunning five-bedroom double upper villa which occupies the first and second floor of a beautiful traditional building in The Grange, offering a wealth of high-end accommodation spread over 1,900 square feet and including a highly desirable combination of period character and contemporary allure.





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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A stunning double upper villa with five double bedrooms

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Property Name

30a St Alban's Road

Location

The Grange, Edinburgh, EH9 2LU

Approximate total area:

176.6 sq. metres (1900.9 sq. feet)

■ - Ground Floor ■ - First Floor ■ - Second Floor





This traditional double upper villa is an outstanding residence with five double bedrooms and two bathrooms. Enjoying generously proportioned accommodation and impeccably high ceilings, the southeast-facing property offers the ideal combination of period architecture, alongside carefully curated interiors of an exceptionally high standard. It includes a premium Shaker-inspired dining kitchen and two quality bathrooms; plus, it has a large private garden and access to controlled parking. Situated in the prestigious Grange conservation area, this inspiring home has a highly sought-after setting in the capital too. It is within easy reach of the city centre, as well as fantastic amenities (including Cameron Toll Shopping Centre), regular transport links, well-regarded schools, and a trio of Edinburgh's favourite green spaces: Arthur's Seat, The Meadows, and the Hermitage of Braid and Blackford Hill Nature Reserve.

GENERAL FEATURES

- A stunning traditional double upper villa
- Situated in The Grange conservation area
- Large rooms with impeccably high ceilings
- A wealth of beautifully retained period details
- Sophisticated interiors and high-end finishings
- Home Report value - £900,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Inviting entrance hall with understairs storage
- Substantial drawing room with a bay window
- Stylish breakfasting kitchen/dining room
- Landing with storage and a large rooflight
- Four double bedrooms with dormer windows
- Versatile fifth double bedroom/study/office
- Contemporary three-piece shower room
- Quality bathroom with a four-piece suite
- Efficient gas central heating system
- First-floor sash windows (draft proofed)
- Double-glazing throughout the second floor

EXTERNAL FEATURES

- Fully-enclosed rear garden that is laid to lawn
- Controlled priority parking area (Zone B1)

EXCEPTIONAL

from the very first moment

Accessed via a secure communal entrance, the home's main door is at ground level, opening to a staircase that leads up to a first-floor hall. The hall offers understairs storage and a glimpse of the incredible interiors to follow.



A SUBSTANTIAL RECEPTION ROOM



An impressive drawing room for daily use

The drawing room has substantial proportions for an assortment of furnishings, yet it is the wealth of period features that immediately catch the eye. From the wonderfully ornate cornice and ceiling plaster work, to the stunning period fireplace – this room is brimming with traditional elegance.

A southeast-facing bay window ensures a light-filled ambience throughout the entire day, whilst an Edinburgh press cupboard provides on-hand storage. Finishing the room is the suave neutral décor and engineered oak flooring, creating the perfect balance of modern appeal and period character.



THE STYLISH

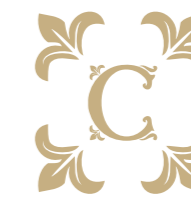
*Shaker-inspired
breakfasting kitchen
and dining room*

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he breakfasting kitchen/dining room accommodates a large table and additional comfy furnishings, and it

also incorporates a central island with a breakfast bar for socialising whilst cooking. The space is further enhanced by white décor and an engineered oak herringbone floor, in addition to a handsome feature fireplace and twin sash windows for an abundance of natural light. Perfect for food lovers, it also features a generous range of Shaker-inspired cabinets in on-trend tones and luxurious Corian worksurfaces. It is a sophisticated and highly effective design, complete with seamlessly integrated appliances (induction hob, raised oven, fridge/freezer, second fridge, dishwasher, and washer/dryer).





Spanning the entire width of the property, the breakfasting kitchen/dining room is the place for entertaining family and friends





SPACIOUS & VERSATILE SLEEPING QUARTERS



Four double bedrooms with dormer windows

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he four main bedrooms are on the second floor, off a bright landing which has two cupboards and a sizeable rooflight, framed by the most exquisite frieze plaster work for further period charm. All four bedrooms are spacious doubles with dormer windows and traditional feature fireplaces for decoration. Each room enjoys attractive styling and plush carpeting for optimal comfort. The principal bedroom also benefits from a floral accent wall, redolent of William Morris, whilst all the rooms enjoy delightful elevated views over Edinburgh. Adding further versatility, there is also a fifth double bedroom back on the first floor. This room has a feature fireplace as well, and is currently organised as a study and home office.





THE BATHROOMS



A quality bathroom & shower room

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he home has a first-floor bathroom and a second-floor shower room for convenience. The bathroom features tongue and groove panelling, topped with neutral décor. It is fitted with a four-piece suite comprising a toilet, a bidet, a washbasin, and a freestanding bath with a handheld shower. The shower room has white décor and metro-style wall tiles, as well as a three-piece suite and a towel radiator. The property has gas central heating and traditional sash-and-case windows, with recent draft proofing to the first floor windows and double glazing throughout the second floor.

A GENEROUS GARDEN

and controlled permit parking

Externally, there is a private rear garden, which is fully enclosed and laid with a sweeping lawn. It is a generous space for families to enjoy; plus, it captures lots of sun throughout the day. In addition, the property sits within a controlled priority parking area (Zone B1) ensuring parking spaces for residents with a permit.

Extras: all fitted floor coverings, window blinds, light fittings (except the drawing room and study), the study's fitted bookshelves, and integrated kitchen appliances to be included in the sale. The drawing room and study light fixtures are available by separate negotiation.



THE GRANGE



Characterised by grand Victorian architecture and tranquil, leafy streets, the exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets. Residents of The Grange have access to a rich local arts and culture scene, including live music and

theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.



SCHOOLS

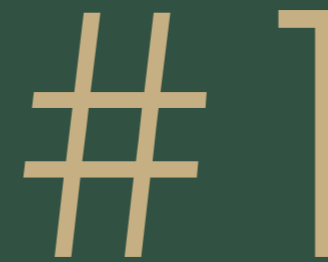
Sciennes and St Peter's RC Primary Schools, James Gillespie's and St Thomas of Aquin's High Schools, with a choice of highly regarded independent schools nearby and The University of Edinburgh campuses

CULTURE

Festival Theatre, the Queen's Hall, and Summerhall

SHOPPING

Outstanding choice of artisan cafes, bars, restaurants, shops, and supermarkets along nearby Newington Road and South Clerk Street, with further amenities at Cameron Toll Shopping Centre



AN EXCLUSIVE RESIDENTIAL AREA JUST SOUTH OF EDINBURGH CITY CENTRE

LOCATION



Prestigious and highly sought-after city district to the south of the city centre

TRANSPORT



Buses – 3, 7, 12, 24, 29, 31, 37, 49

City centre – 2.3 miles

Edinburgh International

Airport – 9.7 miles



SPORTS

Craigmillar Park Golf Course, Peffermill Playing Fields, Royal Commonwealth Pool

PARKS

The Meadows, iconic Arthur's Seat, the Hermitage of Braid and Blackford Hill Nature Reserve, Inch Park

FOOD & DRINK

A vibrant blend of cafés, pubs and restaurants



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.



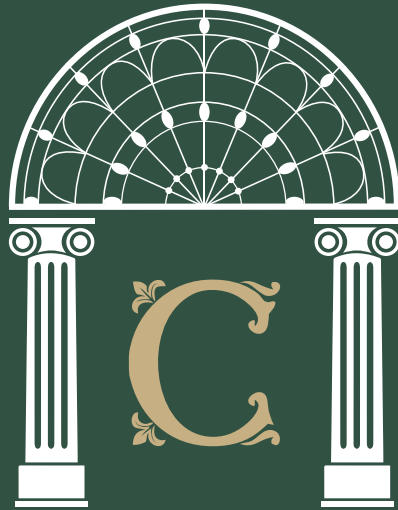
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.