

# 5 STRACHAN GARDENS

BLACKHALL, EDINBURGH, EH4 3RY

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*Traditional detached bungalow in desirable Blackhall, offering two/three bedrooms, one/two reception rooms, a kitchen, and a bathroom, plus beautifully maintained front, side, and rear gardens, a detached single garage, and a private driveway.*







# 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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2020-2021



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ESTATE AGENCY  
OF THE YEAR  
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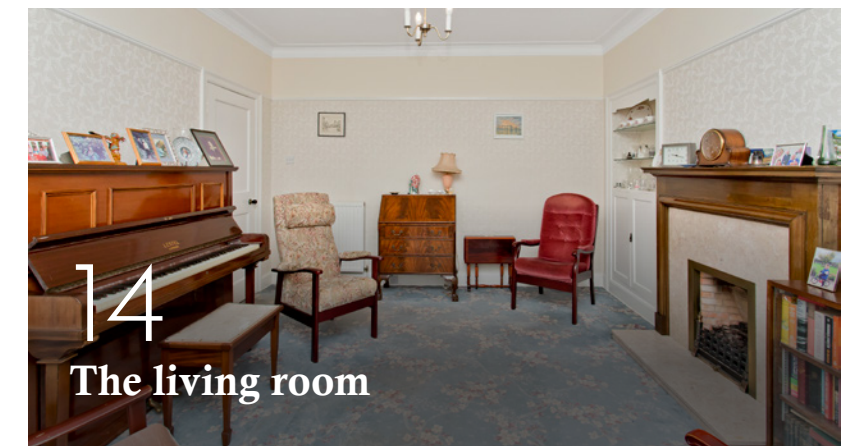
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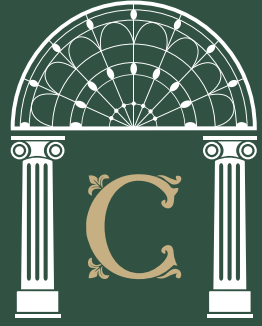
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## Property Name

5 Strachan Gardens

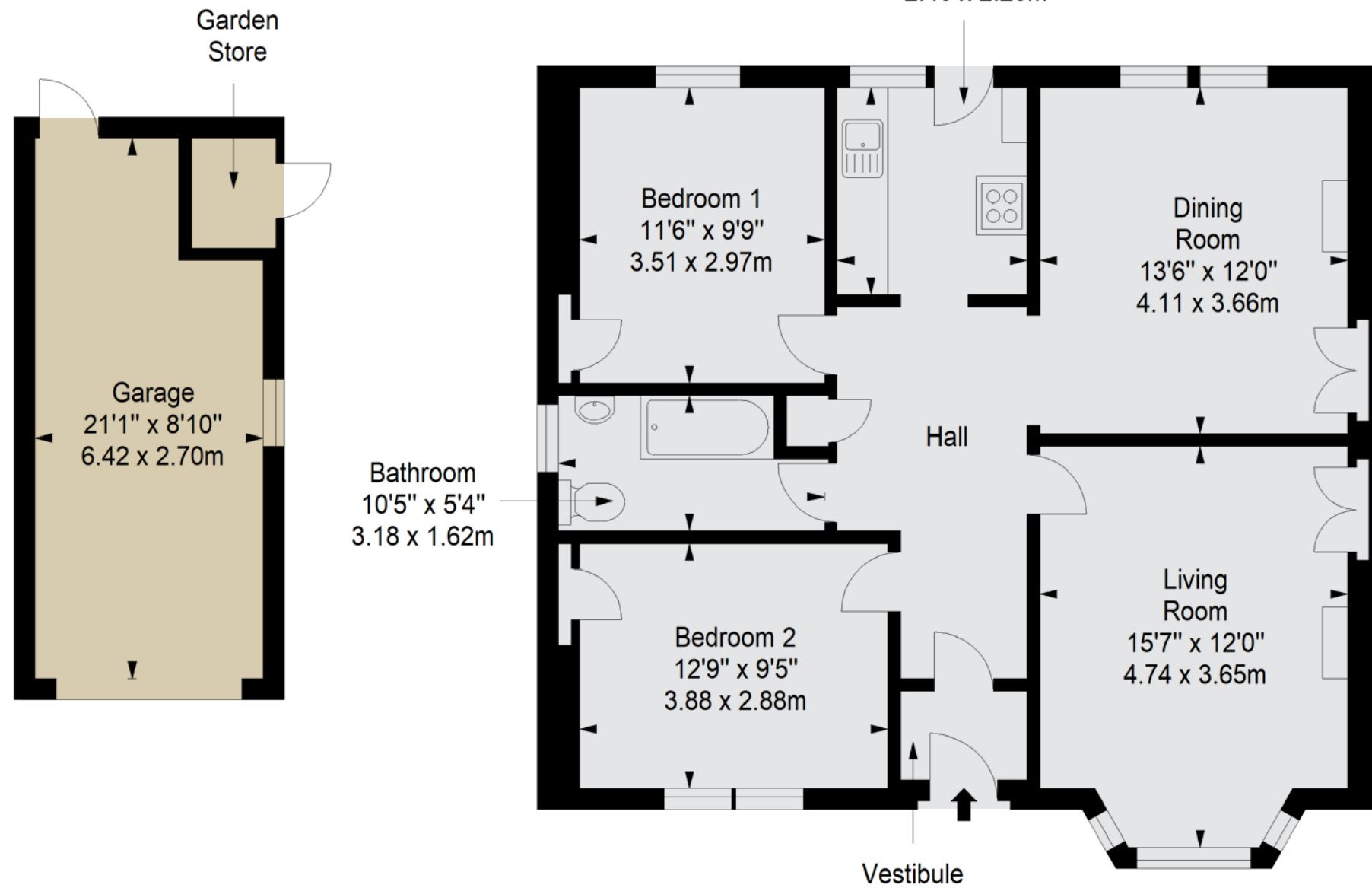
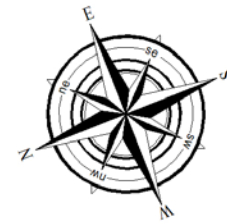
## Location

Edinburgh, EH4 3RY

## Approximate total area:

95.8 sq. metres (1031.2 sq. feet)

 - Ground Floor  - Externals







  
5 Strachan  
Gardens



Occupying a generous corner plot in the highly desirable city suburb of Blackhall, this traditional detached bungalow offers versatile accommodation including two/three bedrooms and one/two reception rooms. It is sure to appeal to a wealth of buyers and has the added benefit of easily manageable single-storey accommodation, and it offers excellent potential for modernisation and cosmetic upgrades. It is accompanied by beautifully maintained, mature gardens that wrap around the property, as well as private parking by way of a detached single garage and a driveway.

## GENERAL FEATURES

- Traditional detached bungalow in highly desirable Blackhall
- Occupying a large corner plot
- Excellent opportunity for modernisation and cosmetic upgrades
- Home Report value - £575,000
- EPC Rating - E

## ACCOMMODATION FEATURES

- Entrance vestibule and hall with built-in storage
- Good-sized living room with bay window and fireplace
- Rear-facing formal dining room/third bedroom
- Kitchen with clothes pulley and external access
- Two further well-proportioned double bedrooms
- Three-piece bathroom with shower-over-bath
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Spacious, beautifully maintained front, side, and rear gardens
- Detached single garage and private driveway



# WELCOME TO 5 STRACHAN GARDENS





## ENTRANCE VESTIBULE AND HALL WITH BUILT-IN STORAGE

*T*n entrance vestibule with characterful flooring welcomes you into the property and leads through to a wide, airy hallway with useful built-in storage.





# TWO FLEXIBLE LIVING AREAS

## FOR RELAXING & DINING

The home has two reception rooms: a living room and a formal dining room. The living room is set to the front of the house and is fronted by a bay window framing views of the garden. The room offers plenty of space for lounge furniture layouts, all arranged around a homely fireplace flanked by an Edinburgh press with display shelving and hidden storage. The neighbouring dining room presents an ideal setting for seated family meals and entertaining, as well as offering alternative use as a third double bedroom. The dining room also features a fireplace flanked by an Edinburgh press with shelving and storage.









# GALLEY-STYLE KITCHEN

WITH EXCELLENT POTENTIAL



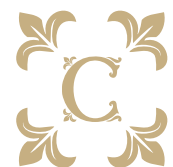
The galley-style kitchen is fitted with wall and base cabinets, workspace, and splashback tiling, with space for freestanding and undercounter appliances, of which a cooker, fridge, freezer, and washing machine are included. The kitchen also features a handy clothes pulley and benefits from garden access. It has potential to accommodate a range of modern cabinetry to suit the new owner's requirements and taste.



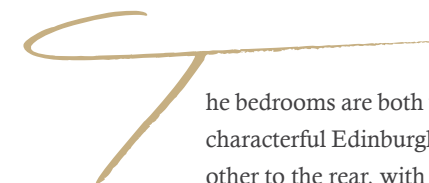




# TWO COMFORTABLE & SPACIOUS SLEEPING AREAS



PLENTY OF SPACE  
FOR FURNITURE



The bedrooms are both well-proportioned, offering plenty of space for freestanding bedroom furniture, and feature characterful Edinburgh presses and picture rails. One of the bedrooms is situated to the front of the house and the other to the rear, with both enjoy tranquil outlooks overlooking the gardens.



# BRIGHT THREE-PIECE BATHROOM

The bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a glazed screen, and practical wall tiling, a pedestal basin, and a WC. Gas central heating and double glazing ensure optimum comfort and efficiency all year round.







# GENEROUS, ESTABLISHED GARDENS AND EXCELLENT PRIVATE PARKING

Externally, the home is complemented by beautifully maintained, mature gardens that wrap around the front, sides, and rear of the property. These relaxing outdoor spaces feature spacious, well-kept lawns, a wealth of mature trees, shrubs, hedging, and colourful planting, and low-maintenance paved and gravelled areas. Excellent private parking is provided by a detached single garage and a driveway.

Extras: All fitted floor coverings, blinds and curtains, light fittings, and kitchen appliances (cooker, fridge, and washing machine) will be included in the sale.





# SPACIOUS, BEAUTIFULLY MAINTAINED FRONT, SIDE, & REAR GARDENS





# BLACKHALL, EDINBURGH

POPULAR CHOICE AMONG FAMILIES AND PROFESSIONALS OWING TO ITS TRANQUIL SETTING CLOSE TO BEAUTIFUL PARKS & WOODLAND



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





## SCHOOLS

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

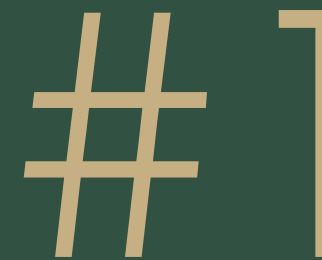
Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College)

## 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 Craighleith Retail Park.



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

## LOCATION



3 miles northwest of Edinburgh City Centre

## TRANSPORT



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

Tram Stop – Haymarket (2.2 miles)

Train Station – Edinburgh Haymarket (2.2 miles)

Airport – Edinburgh International (6.2 miles)



## SPORTS

Drum Brae Leisure Centre, ESMS Sports Centres, Blackhall Lawn Tennis Club, various golf clubs

## FOOD & DRINK

Wide range of cafes, bistros, takeaways, traditional pubs and family restaurants nearby

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.

## PARKS

Ravelston Woods Local Nature Reserve, Ravelston Park, Corstorphine Hill, Hillwood 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

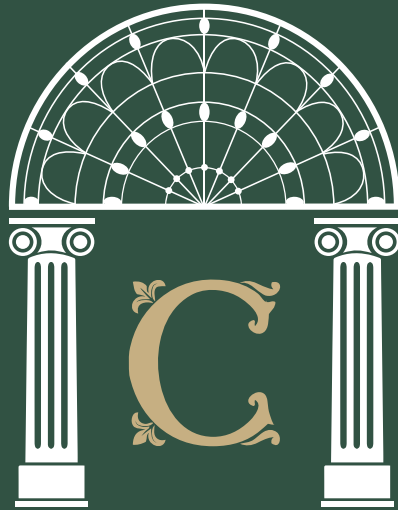
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed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