

MANOTICK

67 BONALY ROAD, COLINTON, EDINBURGH, EH13 0PB

Occupying a generous plot on the edge of the Pentland Hills Regional Park, this detached house offers five bedrooms, three reception areas, a dining kitchen, and two bathrooms (plus a separate WC), plus generous gardens, a detached garage, and a multi-car driveway.



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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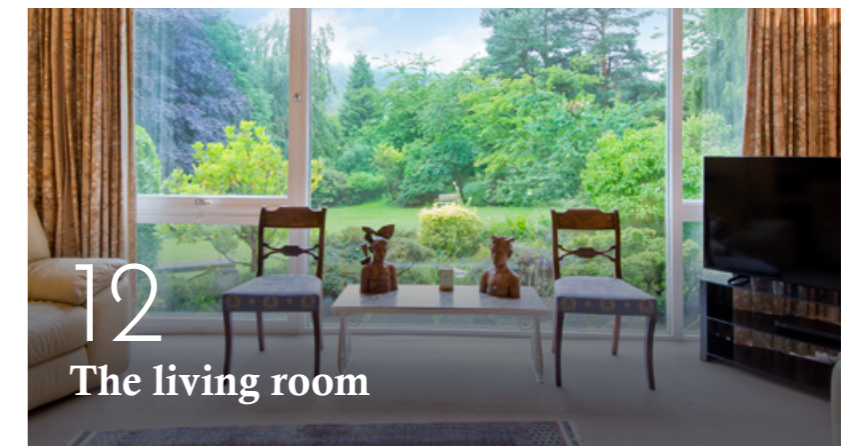
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Property Name

Manotick

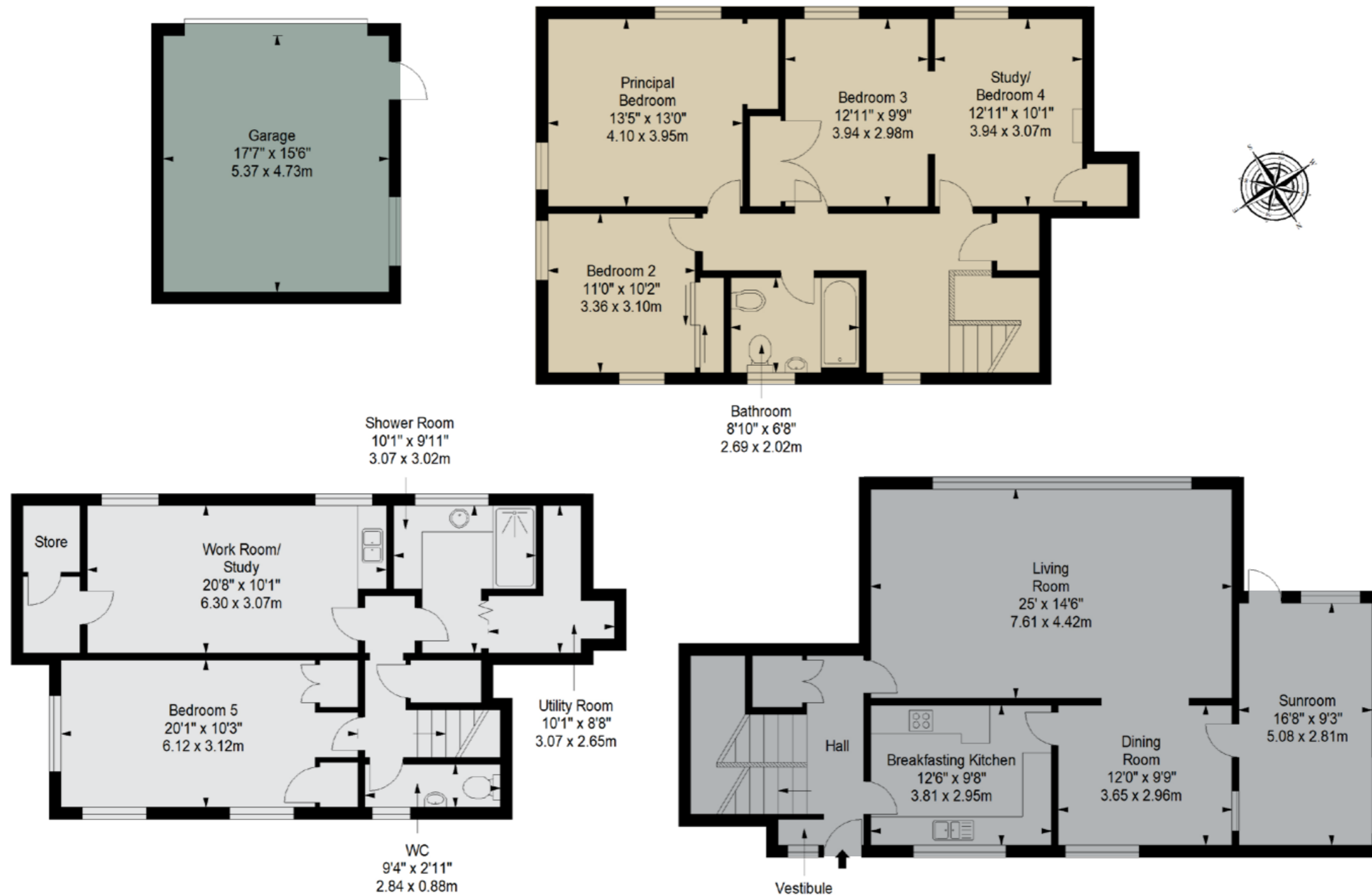
Location

Edinburgh, EH13 0PB

Approximate total area:

259.8 sq. metres (2796.5 sq. feet)

■ - Lower Ground Floor ■ - Ground Floor ■ - First Floor ■ - Garage



OCCUPYING A 1,5 ACRE PLOT



This five-bedroom, two-bathroom detached house, arranged over three floors, is situated on the edge of the picturesque Pentland Hills Regional Park occupies an exceptionally generous plot with extensive gardens and paddocks, allowing the new owner to fully immerse themselves in the desirable rural lifestyle, whilst still being just over five miles from the heart of the capital. As well as having acres of open parkland on the doorstep, the home benefits from close proximity to everyday amenities, including shops, schools (the catchment primary school is just a five-minute walk away and the secondary is within 10 minutes' drive), and transport links across the city (there are two train stations within four miles of the home and the City Bypass is easily accessible).

GENERAL FEATURES

Generous detached house in Colinton
Spacious and flexible accommodation arranged over three floors
Occupying a generous plot on the edge of the Pentland Hills Regional Park
Excellent opportunity for cosmetic upgrades and modernisation
Home Report value - £1,150,000
EPC Rating - E

ACCOMMODATION FEATURES

Entrance vestibule and hallway with built-in storage
Large southwest-facing living room with leafy garden views
Formal dining room with direct kitchen access
Breakfasting kitchen with large separate laundry room
Dual-aspect sunroom with garden access
Five versatile double bedrooms with built-in wardrobes/storage
Bright three-piece shower room
Separate four-piece family bathroom
Oil central heating and partial double glazing

EXTERNAL FEATURES

Extensive, mature and beautifully maintained garden grounds
Detached garage and private multi-car driveway



Manotick

Paddocks for sale by separate negotiation



Property boundary

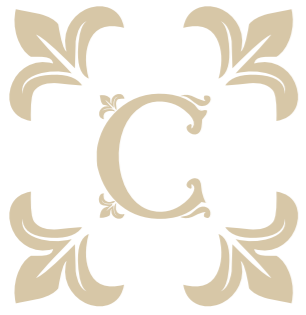
WELCOME TO

Manotick



The home's ground-floor front door opens into an entrance vestibule flowing through to a welcoming, bright hallway with useful built-in storage cupboard.





GENEROUS LIVING AREAS

with a sociable, flowing layout

The home boasts three well-proportioned reception areas: a living room, a dining room, and a sunroom. The living room has a vaulted ceiling and occupies a generous footprint which allows for various configurations of lounge furniture, and a large, southwest-facing picture window captures sunny natural light throughout the day and frames lovely leafy garden views. The living room flows openly through to the adjoining dining room, which represents an ideal space for sit-down family meals and entertaining with guests, with the benefit of convenient direct kitchen access.







The sunroom is also connected to the dining room and allows for year-round enjoyment of the garden, with a wealth of glazing filling the room with natural light (including a door opening onto the garden) and flexible space for a choice of furniture. The sunroom is sure to appeal to those with green fingers, offering an ideal space to grow houseplants.

BRIGHT COOKING ZONE

with space for casual dining

The kitchen is fitted with a wealth of wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising an oven, a microwave, an induction hob, and a dishwasher, with provision made for a tall, freestanding fridge/freezer. Space is also provided for a casual dining area, catering for weekday breakfasts, morning coffee, and socialising while cooking. The kitchen is supplemented by a large laundry on the lower-ground floor, offering an ideal, discrete separate space for laundry appliances, in addition to extra storage space.





BEDROOM VIEW TO THE PENTLAND HILLS



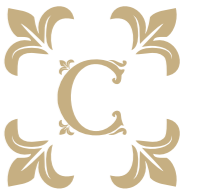
SPACIOUS & VERSATILE SLEEPING AREAS

with various potential uses

The house boasts five well-proportioned and multipurpose sleeping areas, with four on the first floor, accessed via a landing with storage, and one on the lower-ground floor, approached via a hall with storage and a WC. Owing to the lower-ground floor's layout with a large double bedroom (with built-in storage) and a neighbouring shower room, it would be ideal for guests, live-in relative, or older children to have a bit more privacy within the house. The first-floor bedrooms are all accompanied by built-in wardrobes/storage, and two are currently connected to each other (with separation available via curtains) and setup up as an additional sitting area and a home office, highlighting the home's versatility.







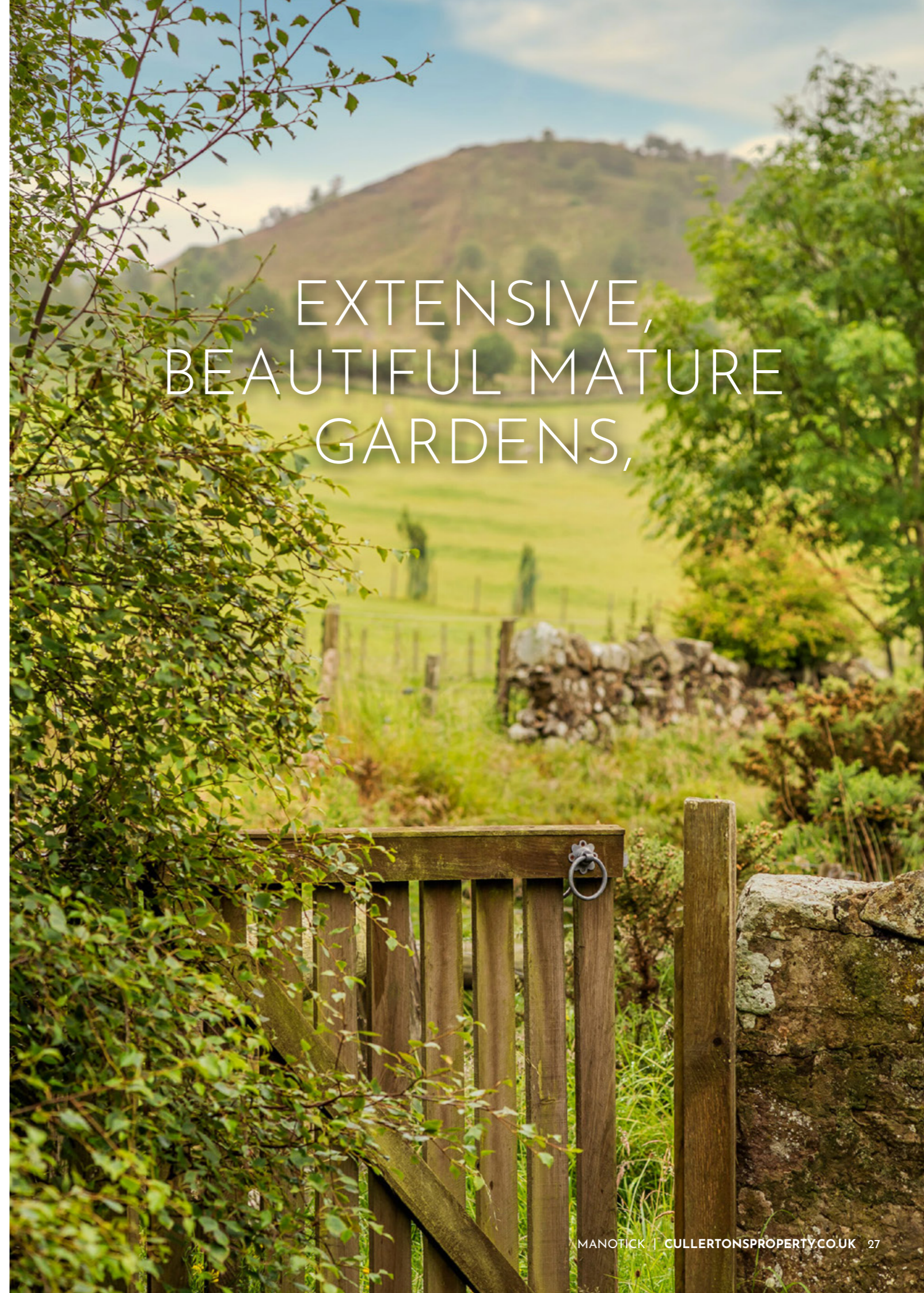
THREE WASHROOMS

ideal for family life

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

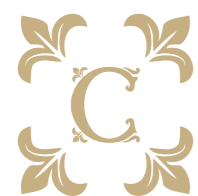




EXTENSIVE,
BEAUTIFUL MATURE
GARDENS,

& excellent private parking

The home's extensive plot offers vast, mature and beautifully maintained gardens, offering the new owner their own wonderful slice of paradise and making it hard to believe the city centre is just over five miles away. Excellent private parking is provided by a detached garage and a multi-car driveway.



The garden boasts an extensive, well-maintained lawn, a wealth of leafy mature trees and shrubs, and a tranquil pond, offering secluded outdoor areas in which to relax and enjoy the warmer months

THREE LARGE PADDOCKS FOR SALE BY SEPARATE NEGOTIATION



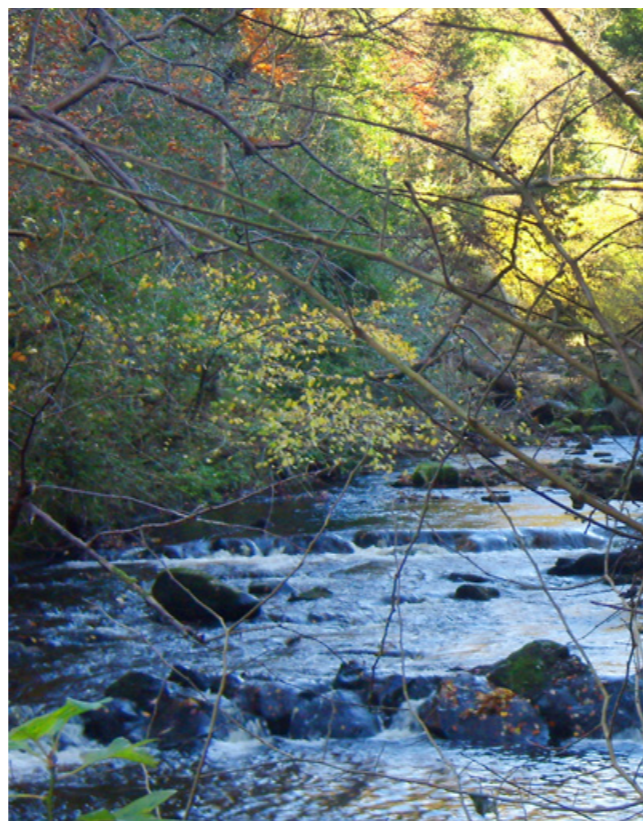
COLINTON

Edinburgh

Situated just over five miles southwest of Edinburgh city centre, 67 Bonaly Road enjoys a leafy green setting on the edge of the picturesque Pentland Hills Regional Park. Colinton itself is renowned for its quaint village ambience and tranquil setting on the banks of the Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture.

The home truly enjoys the best of both worlds, with acres of rolling hills and parkland on the doorstep, providing delightful walking and cycling opportunities, as well as magnificent views over Edinburgh and the surrounding countryside. The enchanting woodland of Colinton Dell is also close by, offering a natural habitat for diverse animals and plant-life and hosts several sites of historical interest. Adding to the appeal of the area, the property is never far from amenities. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to nearby supermarkets, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities, fantastic eateries, and a thriving coffee culture. Furthermore, the city centre can be reached in as little as 25 minutes by car, placing all the capital's world-class shopping, leisure, and cultural facilities at your disposal.

Colinton is served by an excellent range of schools too, with the property falling in the catchment area for the well-regarded Bonaly Primary School (a five-minute walk away), St Mark's RC Primary School, Firrhill High School (both an eight-minute drive away), and St Thomas of Aquin's RC High School (within 20 minutes' drive). In addition, Colinton is extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village and is approximately six minutes away by car. Thanks to its location southwest of the city centre, the property enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services (including two train stations within a four-mile radius) and extensive cycle paths also provide swift and easy access to the city centre.



SCHOOLS

State Schools: Bonaly Primary School, St Mark's RC Primary School, Firrhill High School, St Thomas of Aquin's RC High School

Independent Schools: Merchiston Castle School, George Watson's College, Edinburgh Steiner School

CULTURE

Edinburgh 02 Academy, Water of Leith Visitor Centre, and central Edinburgh's world-class attractions are easily accessible

SHOPPING

Major supermarkets and shopping amenities and nearby cosmopolitan shopping areas



BEAUTIFUL, PICTURESQUE SETTING ON THE EDGE OF THE PENTLAND HILLS REGIONAL PARK

LOCATION



Picturesque setting on the edge of the Pentland Hills Regional Park

TRANSPORT



Bus – 10, 16, 44, 45, 400 Skylink (to the airport)

Tram Stop – Saughton (4 miles), Edinburgh Park Station (4.2 miles)

Train Station – Wester Hailes (2.5 miles), Curriehill (4 miles)

Airport – Edinburgh International (7.5 miles)



SPORTS

Kingsknowe Golf Club, Midlothian Snowsports Centre, Craiglockhart Leisure Centre and Tennis Centre, Meggetland Sports Complex, Boroughmuir Rugby and Community Sports Club, Merchants of Edinburgh Golf Club

PARKS

The Water of Leith, Union Canal, Craiglockhart Hill East Park, Easter Craiglockhart Hill Local Nature Reserve, The Pentland Hills

FOOD & DRINK

A good selection of local restaurants, takeaways, eateries, bars, and cafés



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.



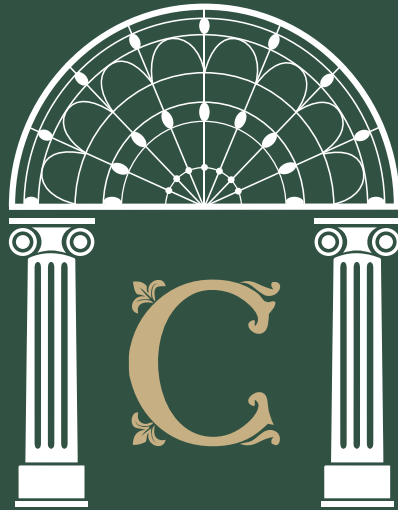
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.