

# 21 CRAIGLEITH HILL GARDENS

CRAIGLEITH, EDINBURGH, EH4 2JB

*Traditional semi-detached house in Edinburgh's desirable Craigleith area, offering five bedrooms, a generous living/dining room, a modern breakfasting kitchen, and two bathrooms, plus front and rear gardens, an attached 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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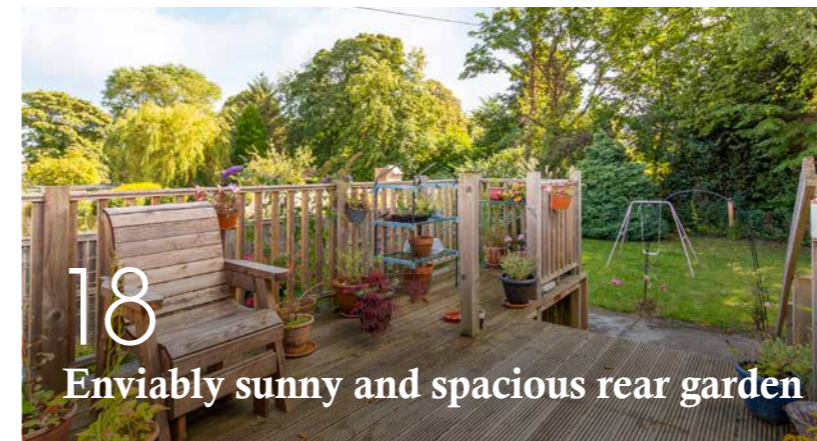
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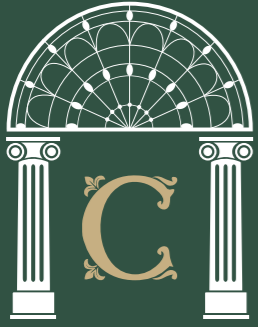
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## Property Name

21 Craigleith Hill Gardens

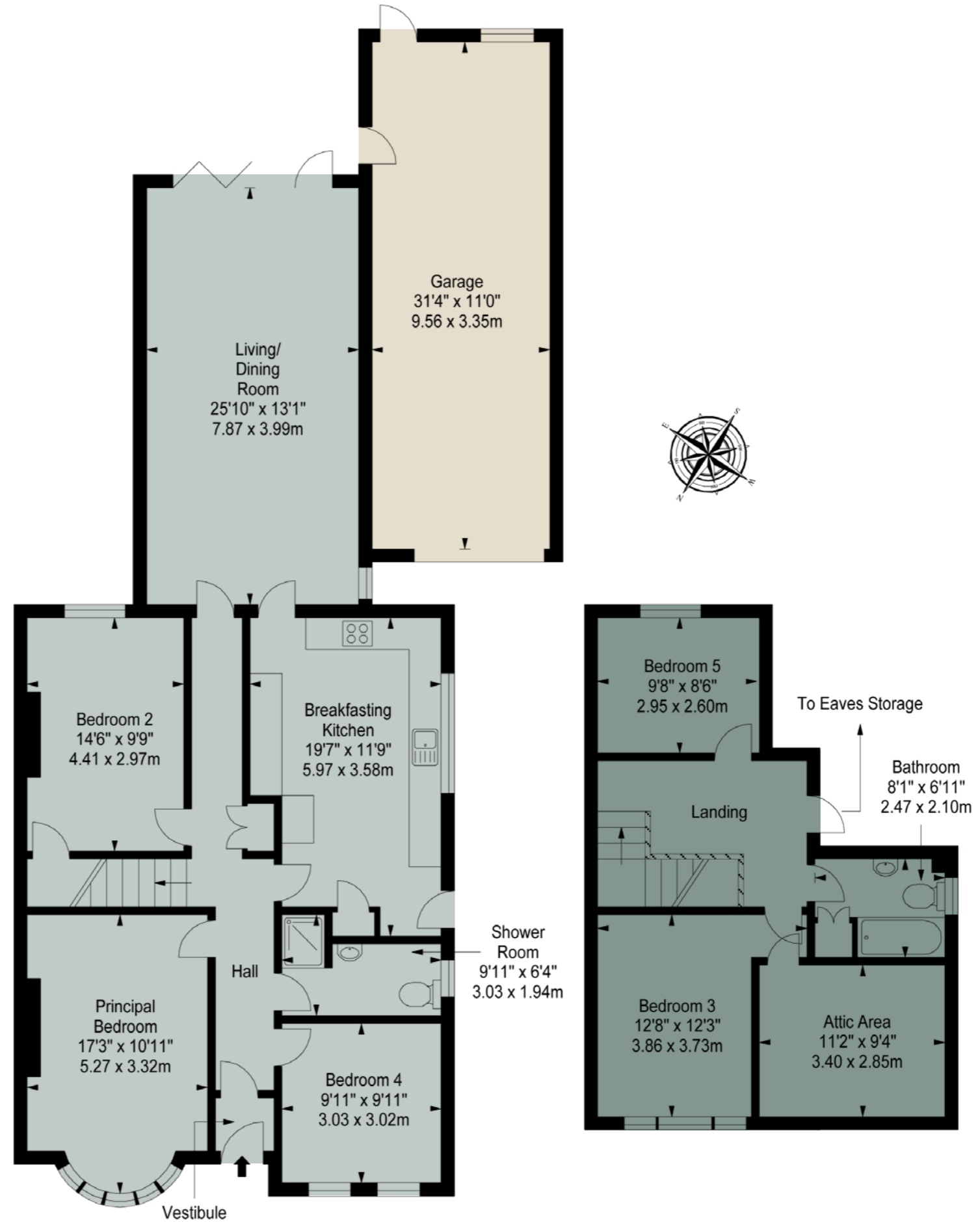
## Location

Craigleith, Edinburgh  
EH4 2JB

## Approximate total area:

194.8 sq. metres  
(2096.8 sq. feet)

-  Ground Floor
-  First Floor
-  External





# WELCOME TO

## *21 Craigleith Hill Gardens*

This five-bedroom, two-bathroom semi-detached house in Craigleith represents an ideal family home, with spacious and flexible accommodation arranged over two floors. The home has evidently been a much-loved family home over the years and enjoys a modern kitchen, whilst also offering an exciting opportunity for cosmetic upgrades, giving the new owner a blank canvas to put their own stamp on. The property lies within easy reach of excellent local amenities, such as shops (including Craigleith Retail Park which is just over 10 minutes' walk away), schools (both catchment schools are within easy walking distance), transport links connecting across the city, and open spaces, including the Royal Botanic Garden and Inverleith Park.

A practical entrance vestibule welcomes you into the home, flowing through to a long hall with built-in storage.

## GENERAL FEATURES

- Traditional semi-detached house in Craigleith
- Some modern touches, as well as excellent potential for cosmetic upgrades
- Home Report value - £600,000 | EPC Rating - D

## ACCOMMODATION FEATURES

- Entrance vestibule and long hall with built-in storage
- Generous, southeast-facing living/ dining room with bi-folding doors onto garden
- Attractive, modern breakfasting kitchen with external access
- Five well-proportioned bedrooms
- Bright three-piece bathroom
- Separate shower room
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Good-sized front garden
- Enviably sunny and spacious rear garden
- Attached single garage and private driveway



**C**  
21 Craigleith  
Hill Gardens

# LIVING/DINING ROOM

*Generous living space with bi-folding doors opening onto the garden*

The reception room is situated to the rear of the property and occupies a generous footprint, offering excellent flexibility for layouts of furniture catering for both relaxation and dining. A Wide southeast-facing bi-folding doors capture sunny natural light throughout the day and open out onto a deck in the rear garden – perfect for alfresco dining and summer barbecues! The room also benefits from convenient direct access to the kitchen.





# BREAKFASTING KITCHEN

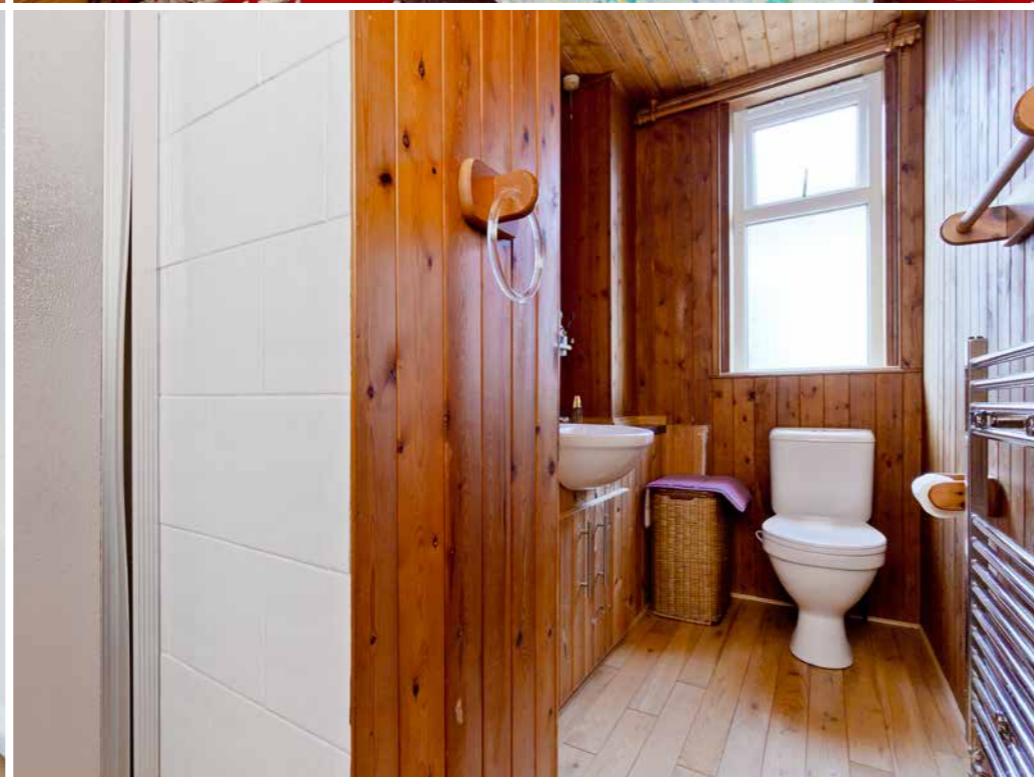
*Modern, well-appointed cooking zone with space for casual dining*

The kitchen is exceptionally well-appointed with a wide range of attractive, modern cream-coloured wall and base cabinets, plentiful workspace, and splashback tiling, with integrated appliances comprising an oven, a gas hob, an extractor hood, and a fridge/freezer, whilst provision is made for freestanding goods. The kitchen is supplemented by built-in storage and external access, and it offers space for a casual dining area, if desired, creating the perfect space for morning coffee and socialising while cooking.









# BEDROOMS & BATHROOMS

*Five good-sized sleeping areas &  
two washrooms, ideal for family life*

The house accommodates five bedrooms, with three on the ground floor and the remaining two on the first floor. All five bedrooms are well-proportioned, offering plenty of space for bedroom furniture or alternative uses, such as additional reception rooms, a children's playroom, or a home office, an ideal quiet space to work or study from home. With the ground-floor bedrooms supplemented by a washroom, the house is perfect for those requiring sleeping and washing facilities on the lower floor. A useful attic space can also be found on the first floor.

The ground-floor shower room comprises a shower enclosure, a basin set into storage, a WC, and a chrome towel radiator, whilst a first-floor bathroom completes the accommodation on offer and features a bathtub, a pedestal basin, a WC, and a wall-mounted vanity cabinet. The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.

# GARDENS & PARKING

*Lovely sunny gardens & excellent private parking*

Externally, the house is complemented by gardens to the front and rear. The front garden is lawned with a colourful planted border, whilst the rear garden boasts a sunny southeast-facing aspect and includes a spacious lawn, a raised deck, paved areas for outdoor seating, and a border of leafy trees and shrubs. Excellent private parking is provided by an attached single garage and a multi-car driveway.

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



# CRAIGLEITH

*A leafy district lying in the northwest of Edinburgh*

Craigleith is a leafy district lying in the northwest of Edinburgh, close to the city centre as well as a number of beautiful open spaces including Ravelston Woods, Inverleith Park and Cramond's picturesque seafront. For other outdoor pursuits and fitness facilities, The Royal Burgess Golfing Society offers a prestigious course for golf enthusiasts, whilst local indoor sports facilities can be found at Ainslie Park Leisure Centre, boasting a swimming pool, gym, fitness class studio and sports hall. The area enjoys excellent shopping amenities at Craigleith Retail Park, which hosts a Sainsbury's superstore alongside a range of high street retail outlets, whilst neighbouring Comely Bank and Stockbridge are well-known for their eclectic array of independent shops, delis and boutiques, as well as charming cafés, pubs and eateries. Of course, the city centre boasts world-

class shopping with a wealth of designer outlets and boutiques, independent retailers, department stores, Waverley Mall, and St James Quarter, amongst many others. The heart of the capital also offers unrivalled cultural and entertainment venues, with a number of museums, art galleries, and famous historical landmarks. Craigleith promises superb state schooling options at Flora Stevenson and St David's RC Primary Schools, and Broughton High School. The area is also surrounded by some of the capital's finest private schools, including Edinburgh Academy. As well as excellent public transport services into the city centre, Craigleith is a popular choice for those commuting further afield with swift road links to Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway networks.



## SCHOOLS

State Schools:  
Flora Stevenson and St Mary's RC

Primary Schools:  
Broughton High School and St Thomas of Aquin's RC High School

Independent Schools:  
Fettes, ESMS Schools, St George's School, Edinburgh Academy

## SHOPPING

Craigleith Retail Park offers high-street stores and supermarkets, Waitrose supermarket, independent retailers

## UNIVERSITY

Edinburgh College (Granton Campus), University of Edinburgh, Napier University



SOUGHT-AFTER DISTRICT WITH A WEALTH OF GREEN SPACE AND EASY ACCESS TO THE CITY CENTRE

## LOCATION



Just over 2 miles from City Centre

## TRANSPORT



Bus  
19, 24, 29, 37, 38, 47, N37, X29, X37, X47

Train Station  
Haymarket (1.6 miles)

Tram  
West End (1.5 miles)  
Haymarket (1.6 miles)

Airport  
Edinburgh International (7.2 miles)



## SPORTS

The Royal Burgess Golfing Society, Ainslie Park Leisure Centre

## FOOD & DRINK

A selection of restaurants, bars and pubs nearby

## PARKS

Royal Botanic Garden, Inverleith Park, Cramond seafront



## 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.



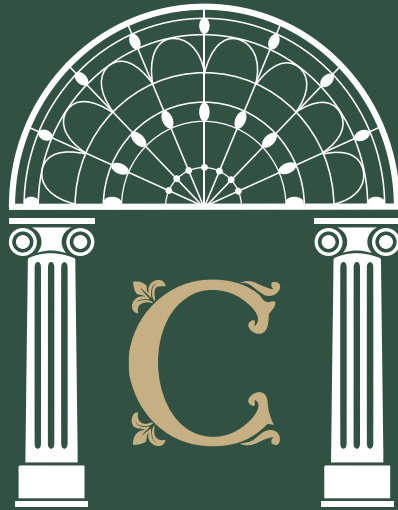
### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.