

3 WESTERLEA GARDENS



MURRAYFIELD, EDINBURGH, EH12 6HU



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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Stylish, B-listed double-storey villa within Westerlea Mansion House development

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STYLISH, B-LISTED DOUBLE-STOREY VILLA



3 Westerlea
Gardens



Property Name

3 Westerlea Gardens

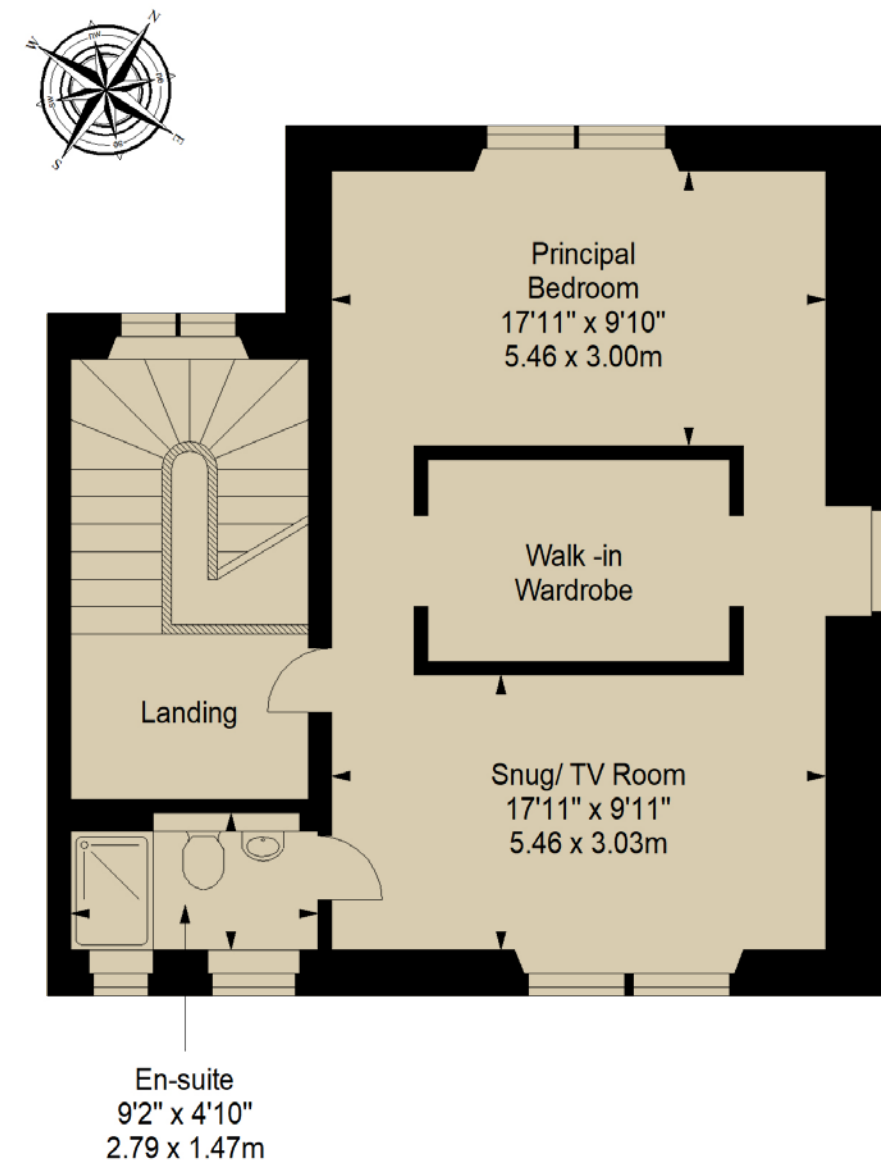
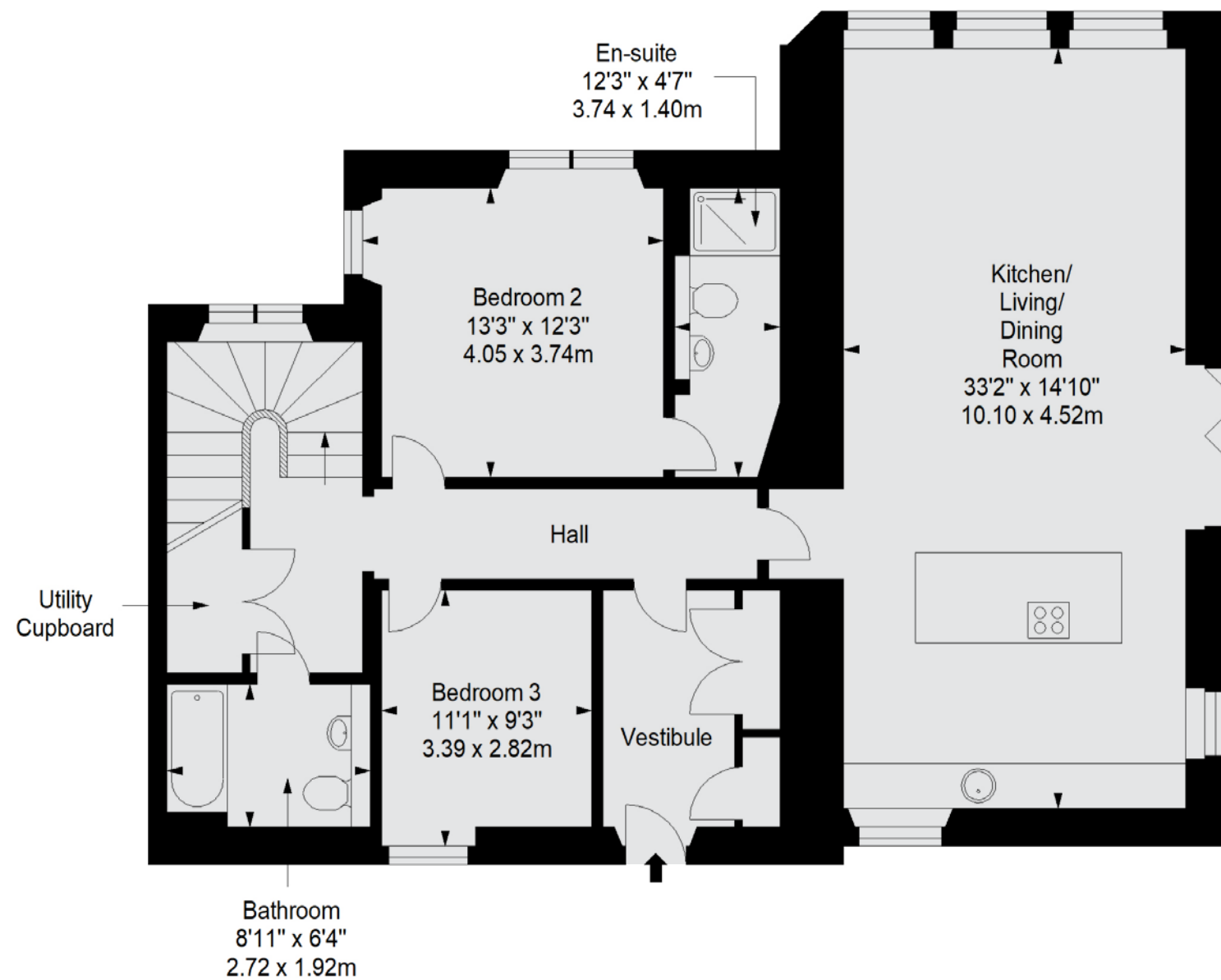
Location

Edinburgh, EH12 6HU

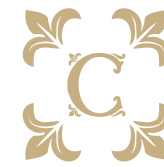
Approximate total area:

184.2 sq. metres (1982.7 sq. feet)

 - Ground Floor  - First Floor



STATE-OF-THE-ART MODERN LIVING



This elegant B-listed, double-storey house forms part of the prestigious and award-winning Westerlea Mansion House development by Square & Crescent, seamlessly blending period features with state-of-the-art modern living. The Jacobean-style Victorian mansion dates to the mid-1800s, with notable extensions and remodelling in 1913, led by the celebrated architect Sir Robert Lorimer, who also designed the exquisite, B-listed gardens.

3 Westerlea Gardens offers flexible and tasteful accommodation with two reception areas, three bedrooms, three bathrooms, a private garden and three private, allocated parking spaces. Set in one of the capital's most sought-after postcodes within strolling distance of the leading independent schools, golf courses and a variety of shops and cafés, as well as the city's West End and Murrayfield Stadium.

KEY FEATURES

- Stylish, B-listed double-storey villa within Westerlea Mansion House development
- Award-winning conversion by Square & Crescent, completed in 2019
- Beautiful blend of retained period features and quality, contemporary accommodation
- Jacobean-style Victorian mansion with mid-1800s origins by architects Douglas and Stevenson
- 1913 extension, alterations and gardens by acclaimed architect, Sir Robert Lorimer
- Home Report value - £1,100,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming entrance hall leading to inner hallway
- Fabulous open-plan breakfasting kitchen, living and dining room
- Discreet utility cupboard
- Airy second hallway with traditional stairs leading to the first floor
- Outstanding first-floor principal suite consisting of:
 - Delightful snug/tv room with garden views;
 - King-sized principal bedroom;
 - Generous walk-through wardrobe;
 - Stylish, contemporary en-suite shower room
- Second generous double bedroom with double aspect
- Second bedroom en-suite shower room
- Third double bedroom currently used as a sitting room
- Modern three-piece family bathroom

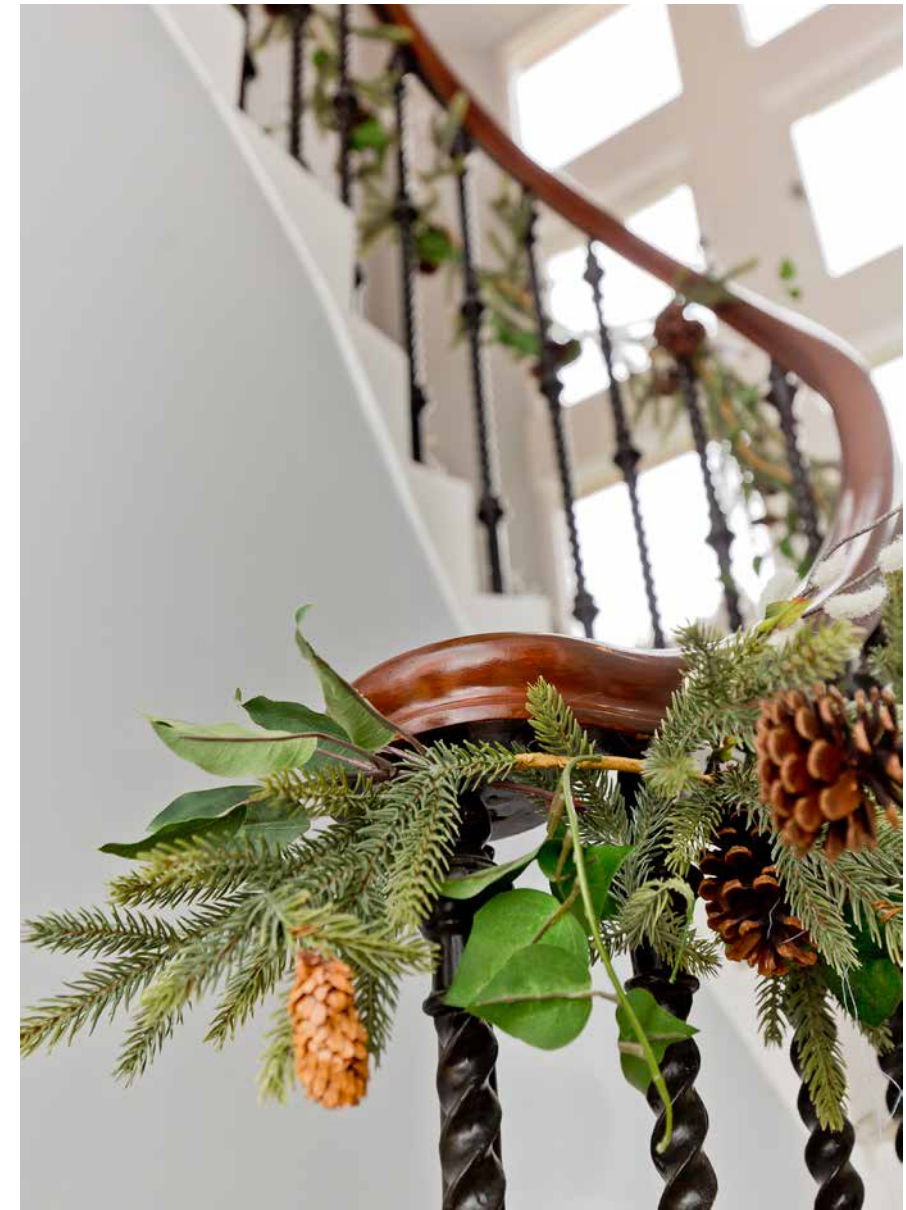
EXTERNAL FEATURES

- Private garden with patio and breath-taking residents' gardens
- Three allocated, private parking spaces, EV car charger, and bike store
- Conservation double glazing and gas central heating throughout



WELCOME

to 3 Westerlea Gardens



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private, paved pathway, beautifully bordered with box hedging, creates an inviting approach to the traditional front door, which is flanked by elegant outdoor lighting. As you step inside, you are welcomed by a generous entrance hall, setting the tone for the property with its crisp, refurbished interiors. Solid wood flooring, which extends throughout most of the ground floor, is framed by deep skirting boards and adds warmth and elegance to the space. The hallway offers ample storage, including a neatly concealed boiler/storage cupboard and a double-door cloak/storage cupboard.

A FABULOUS OPEN-PLAN RECEPTION ROOM

The heart of this remarkable home is the magnificent, triple-aspect open-plan reception room. Designed for modern living, it's zoned for cooking, dining, and relaxation, creating a fluid and adaptable space perfect for modern living.



THE LIVING AREA

Ideal for relaxation & entertaining

Light streams through the large triple windows, each dressed with bespoke-fitted plantation shutters, enhancing the airy feeling and making this space as ideal for relaxation as it is for entertaining. The living area is substantial, providing ample room for lounge furniture, while bi-fold doors lead directly to the patio and private garden, creating a harmonious flow between indoor and outdoor spaces.





DINING AREA

Open to the living room, this space offers a generous footprint, comfortably seating up to ten diners. Its central position in the home makes it ideal for hosting formal dinners, family meals, or social gatherings. With the garden in view through the bi-fold doors, it provides an inviting atmosphere for meals in any season, whether it's a summer evening with the doors open or a cosy winter gathering around the table.



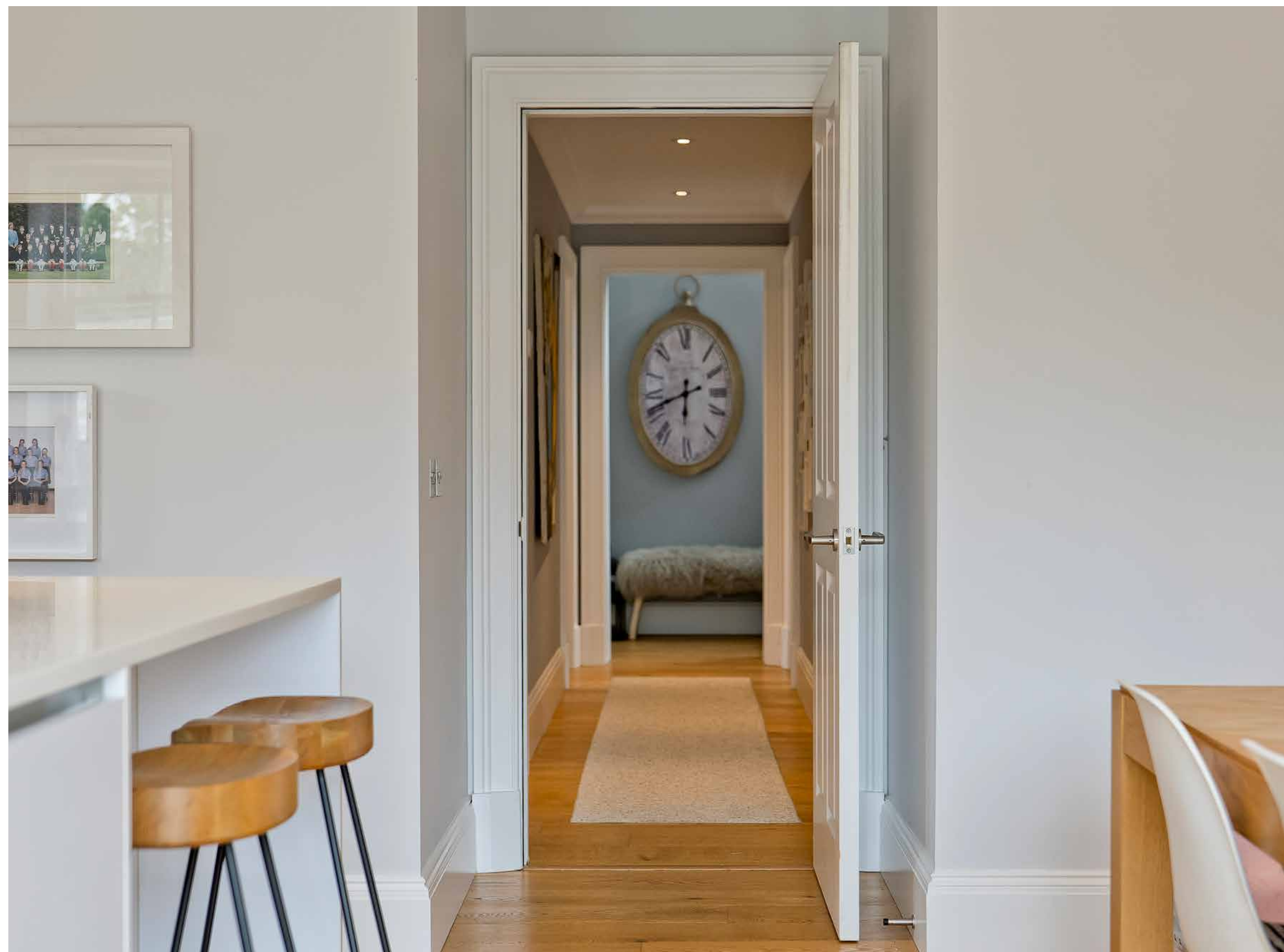
BREAKFASTING KITCHEN

The sleek and stylish kitchen is a culinary haven. White Silestone worktops provide a pristine, durable surface, while the handleless cabinetry in deep mocha and white adds a modern, minimalist feel. The oversized kitchen island, with its integrated seating space, is the centrepiece of the room, perfect for casual meals, food preparation, or entertaining guests while cooking. The kitchen is equipped with state-of-the-art Siemens appliances, including an induction hob with a retractable downdraft extractor fan, a pop-up multi-socket integrated plug, a built-in fridge and freezer, dishwasher, and a microwave/grill oven, alongside a conventional/grill oven. The sunken sink, paired with a sleek Quooker tap, further enhances the room's modern functionality and clean aesthetic.



THE HALLWAY

Located off the hallway, the double-door utility cupboard provides practical storage space for laundry and additional household needs. A stacker washing machine and condensing dryer are housed here, along with space for storing household essentials.



The unique PRINCIPAL SUITE

The entire first floor is dedicated to the breathtaking principal suite, a room of historical significance and architectural beauty. Triple-aspect windows allow natural light to pour into the room, highlighting its grandeur. The room has been thoughtfully divided into three zones: a comfortable snug or TV area with twin windows offering views over the gardens; a superb walk-through wardrobe that provides extensive storage with shelving and hanging space, all naturally lit by a side window; and the serene king-sized bedroom area, with double windows and a stunning view of the period ceiling. The en-suite shower room is designed with contemporary flair, featuring a double walk-in shower with a luxurious rainforest shower head, a large backlit mirror, a wall-hung WC unit with integrated storage, and a heated towel rail, completing this private sanctuary.



Once the mansion's billiard room, this grand space is now an extraordinary principal suite with a soaring vaulted ceiling, finely detailed with intricate wood finials and decorative plasterwork



SECOND BEDROOM

with en-suite & third double bedroom



The second bedroom, located on the ground floor, is an impressive space that exudes luxury.

With double-aspect windows, it enjoys an abundance of natural light, making it a bright and airy retreat. This room benefits from a private en-suite shower room, which features high-quality finishes, including a double walk-in shower with a rainfall shower head, an oversized mirror with subtle backlighting, and a sleek, wall-hung WC with integrated storage.

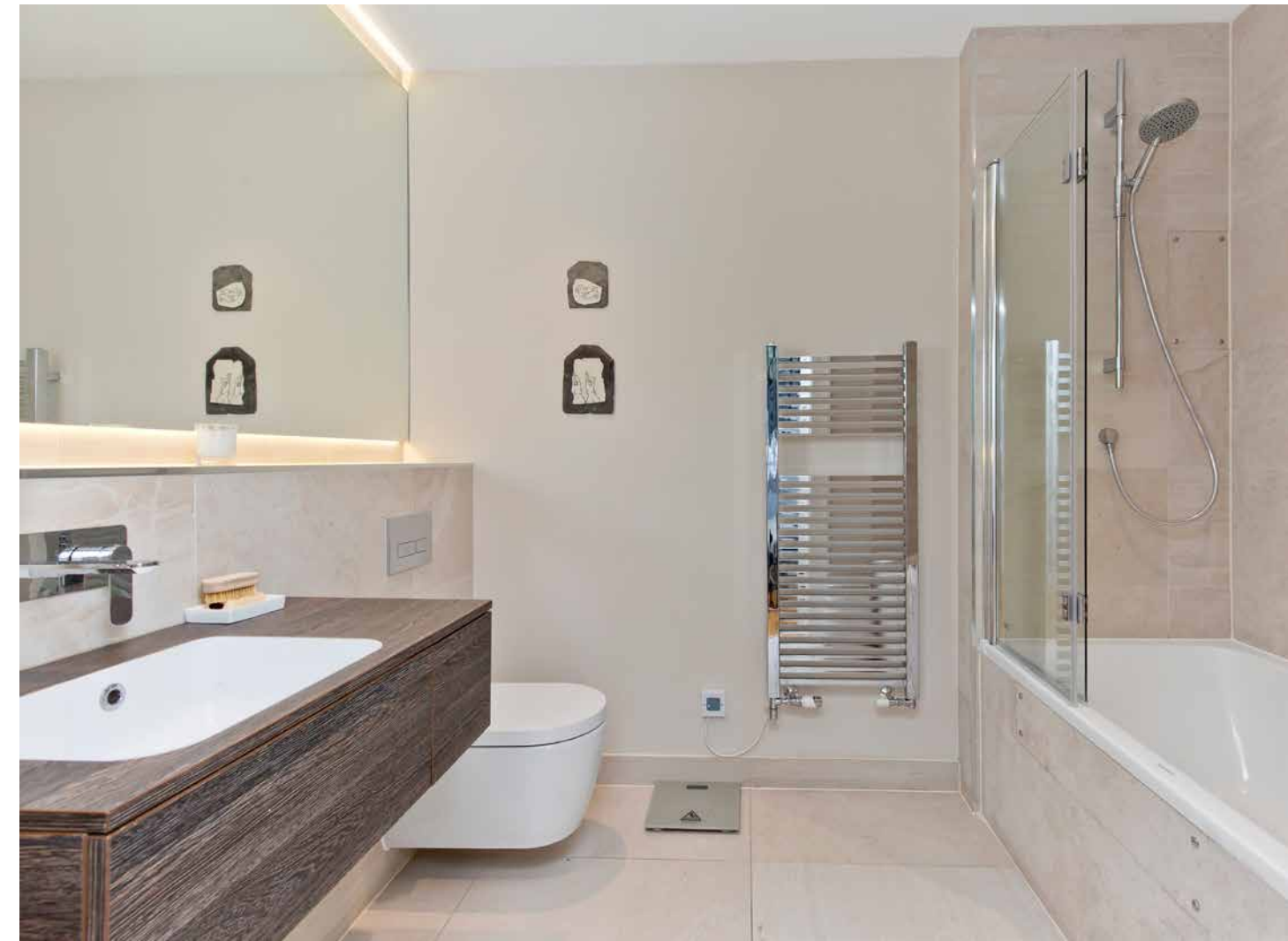


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irroring the two other bedrooms, Bedroom 3 also comes with a deep-pile carpet that adds warmth and comfort underfoot. Currently utilised as a sitting room, the room offers versatility and can easily revert to a double bedroom, depending on the owner's needs.



Family BATHROOM

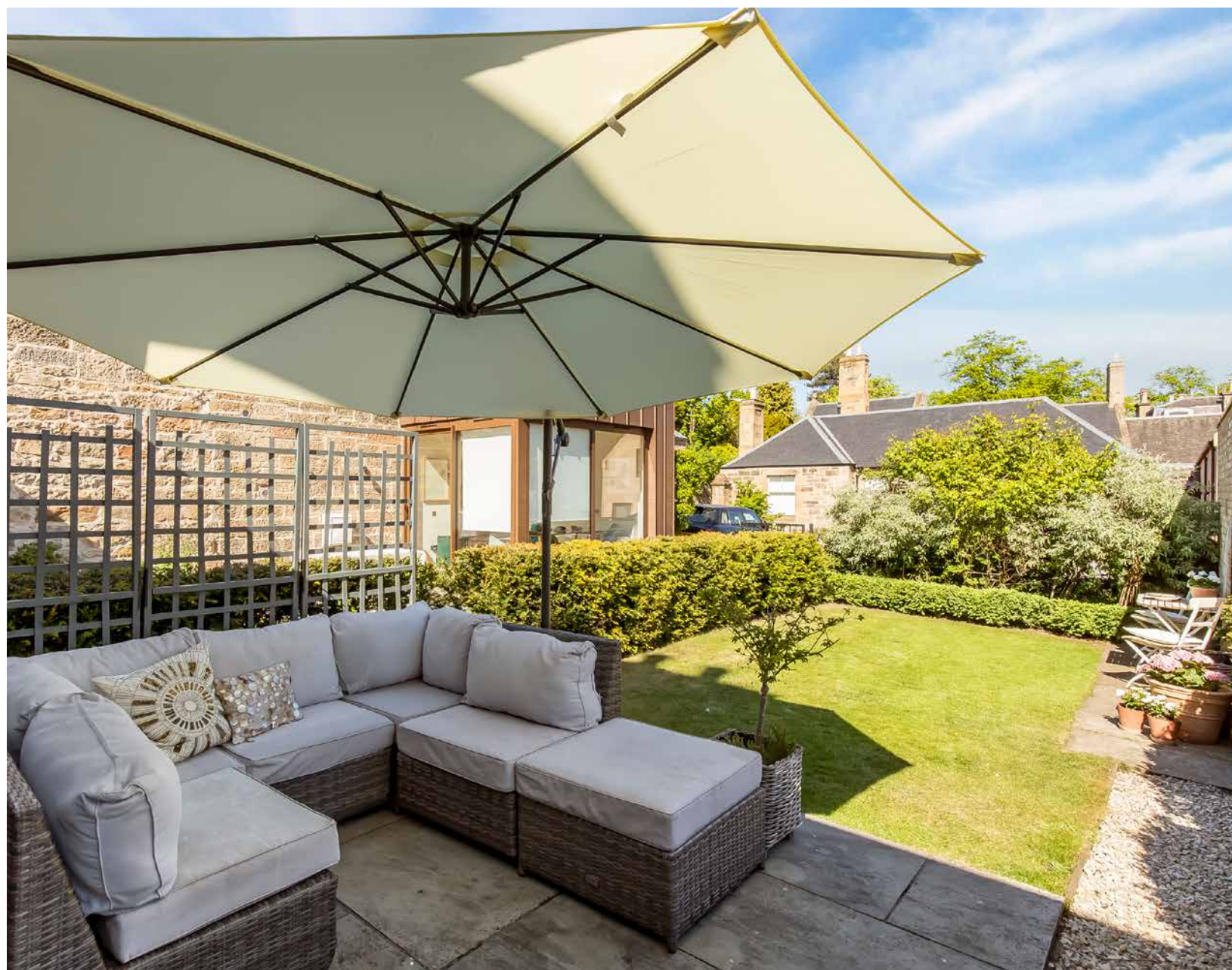


The family bathroom is finished to the same impeccable standards as the en-suites. It includes a full-sized bath with an overhead shower and a glazed screen, combining functionality with style. The wall-hung WC suite with integrated storage ensures a clean, modern look, while the fixtures and fittings continue the contemporary theme found throughout the property.



THE PRIVATE GARDEN

a beautifully landscaped sanctuary



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he villa's private garden is a beautifully landscaped sanctuary to enjoy the outdoors. A sandstone-paved patio, directly accessible from the bi-fold doors off the reception room, creates a seamless transition between indoor and outdoor living. This space is ideal for al fresco dining or relaxing in the warmer months. The garden is thoughtfully designed with a well-kept lawn framed by maturing Yew hedging. Box hedging and lavender bushes lend fragrance and texture, while two miniature willow pear trees provide a soft architectural focus, framing a rose bush. A gate from the garden provides direct access to the private parking bays, whilst an outdoor tap and electricity point, add to its practicality.

Additionally, the garden furniture could be included in the sale, ensuring that this outdoor space is ready to be enjoyed from day one.

This property offers an exceptional amount of private parking, with three allocated spaces conveniently located next to the villa — the only property in the development with such extensive parking facilities. For added convenience, a secure, padlocked bike store is located adjacent to the parking area, ensuring bicycles are kept safe. The bike store also features an electric vehicle (EV) charger, a modern and eco-conscious addition that is included in the factoring fees. There are also visitor's parking bays on Westerlea Gardens.



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he family home comes with double-glazed conservation windows and gas central heating with traditional-style radiators, ensuring a warm yet cost-effective living environment all year round. The communal grounds have been thoughtfully designed to ensure that practical needs are discreetly met without compromising the beauty of the surroundings, with a factor in place, security cameras, and a generous bin store, ensuring ample waste and recycling facilities, all out of sight.





MAGNIFICENT B-LISTED GARDENS

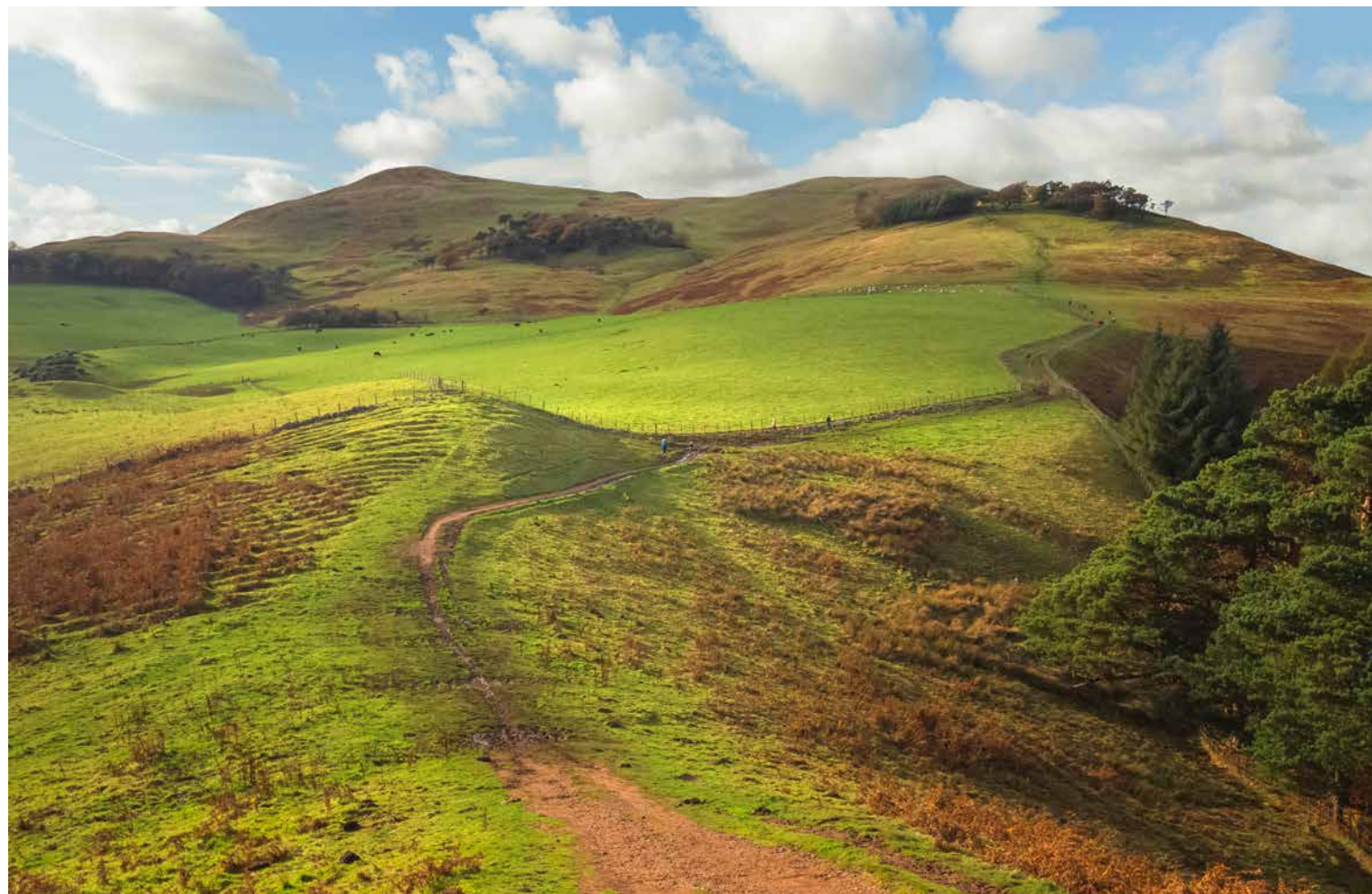


Residents of 3 Westerlea Gardens also benefit from access to the magnificent B-listed communal gardens, originally designed by Sir Robert Lorimer. These south-facing gardens are an enchanting extension of the property, meticulously restored by the Westerlea Garden Committee to their former glory. A true retreat, the gardens offer an array of mature trees, perfectly pruned topiary, and vibrant, fragrant planting, creating an idyllic environment for relaxation or a quiet stroll. Stone walls, extensive lawns, and pathed walkways enhance the grandeur of the space, while several secluded seating areas provide opportunities to enjoy the peaceful surroundings. The gardens also boast an original sculpture by the renowned sculptor Pilkington Jackson, best known for his famous Robert the Bruce statue.

One of the highlights of the communal garden is the partly walled barbecue patio, complete with a built-in fireplace and a small prepping area, making it an ideal spot for outdoor gatherings. A seating area with an outdoor heater ensures that residents can enjoy this special space throughout the year, whether it's a long summer day or a crisp autumn evening. The gardens are accessed via a secure, resident-only gate, directly opposite the property, ensuring privacy and exclusivity for those calling it home.



MURRAYFIELD



Hugged by the Edinburgh Green Belt yet less than two miles from the city centre, Murrayfield has long been one of the most exclusive residential locations in the capital. Cherished for its wide, leafy streets and picturesque views of Corstorphine Hill and the Pentland Hills, Murrayfield is served by excellent local amenities, and is also within easy walking distance of Edinburgh's prestigious West End. Synonymous with Murrayfield Stadium, the area offers a plethora of additional sports facilities to suit every taste, including Murrayfield Tennis Club, Murrayfield Golf Course, and Saughton Sports Complex, which forms part of Saughton Park. Spread across 34 acres, this beautiful public park is truly a place for the whole community.



*Murrayfield is cherished for its wide, leafy streets
and picturesque views of Corstorphine Hill*

In addition to formal gardens and a glass winter garden, the park also accommodates a creative play area and the biggest skateboard park in Scotland. Murrayfield enjoys an ideal situation for easy access to some of the capital's leading independent schools. Within walking distance, you will find the Mary Erskine School, ESMS Junior School, and Stewart's Melville College. It is also within the catchment area for excellent state schools, including Roseburn Primary School, followed by secondary schooling at Craigmount High School. Thanks to its west-central location, Murrayfield enjoys close proximity to Edinburgh City Bypass and the M8/M9 motorway network, as well as unrivalled public transport links into the city via bus or tram, which also provides a direct route to Haymarket Station and Edinburgh Airport.

NEARBY AMENITIES





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.

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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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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.