

2G BRAE PARK ROAD

BARNTON, EDINBURGH, EH4 6DN



CULLERTON'S

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WELCOME

This truly unique, architect-designed detached house was built in 1982 and has been brought up to an immaculate, modern standard by the current owners. Forming part of a quiet, friendly community, the four-bedroom, three-bathroom home boasts tranquil walking routes on the doorstep, as well as being conveniently close to bus links at the end of the road, and useful everyday essentials just a minute away, or approximately 10 minutes by foot. The city centre can be reached in around 20 minutes by car or bus, making Barnton an ideal choice for commuters needing to be close to work, yet preferring a quieter, country-like setting to live in. The impressive house has caught the attention of the media over the years, having featured in Homes & Interiors Scotland and 25 Beautiful Homes owing to its fabulous design and inspired interiors.

GENERAL FEATURES

Truly unique, detached architect-designed house in highly desirable Barnton
Beautifully presented and flexible accommodation over three floors
Extensively upgraded and modernised by the current owners
Home Report value - £1,100,000 | EPC Rating - D

ACCOMMODATION FEATURES

Welcoming, spacious reception hall with guest WC
Large living room with patio doors onto balcony
Generous, well-appointed breakfasting kitchen/dining room
Separate utility room and boot room
Impressive principal bedroom with built-in wardrobe, en-suite shower room, and balcony
Guest bedroom with en-suite shower room
Third bedroom/dressing room
Fourth bedroom/home office
Stylish family bathroom
Gas central heating and double glazing

EXTERNAL FEATURES

Terraced, low-maintenance garden areas
1.5-sized integral garage and private double driveway

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Property Name

2G Brae Park Road

Location

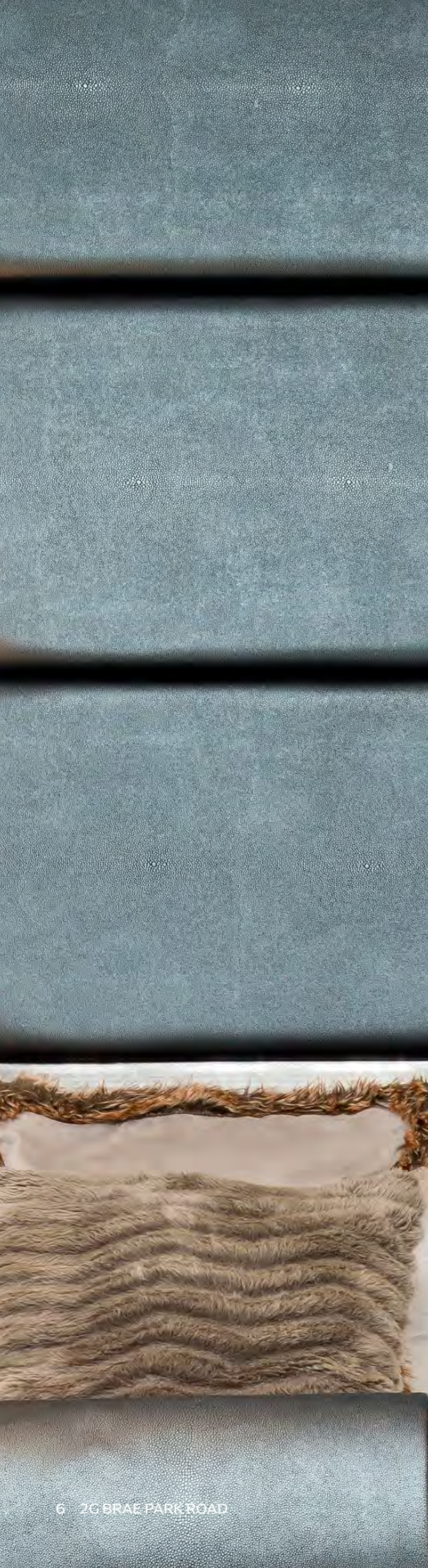
Barnton, Edinburgh, EH4 6DN

Approximate total area:

245.9 sq. metres (2646.9 sq. feet)

■ - Lower ground Floor ■ - Ground Floor ■ - First Floor







A TRULY UNIQUE HOME

with fabulous design and inspired interiors

INVITING YOU INSIDE

A generous reception hallway welcomes you into the home and immediately sets the tone for the impressive interiors to follow, with neutral décor, an attractive striped carpet, and a useful guest WC with a two-piece suite and a good-sized storage cupboard. Characterful spiral staircases lead up to the first floor and down to the lower-ground floor, flooded with light through a large skylight window.

SPACIOUS & COSY

A living area for relaxing with family

The living room can be found on the first floor and is an ideal space in which to relax in the evenings, with a full wall of south-facing glazing capturing sunny natural light and framing ever-changing leafy views throughout the seasons, including wide patio doors opening onto a balcony with plenty of space for outdoor dining furniture and seating. Back inside, the living room is elegantly presented with neutral décor, a chic feature wall, and carpeting for optimum comfort underfoot, and it offers plenty of space for various configurations of lounge furniture.







THE HEART OF THE HOME

The impressive breakfasting kitchen and dining room

Sure to be the sociable heart of this fabulous city home and perfect for gatherings with guests, is the impressive breakfasting kitchen and dining room. Fronted by a full wall of dual-aspect, floor-to-ceiling south-facing glazing, the room enjoys wonderful light throughout the day and a calming, leafy vista of the adjacent trees, with the chance of catching a glimpse of deer and other wildlife on a quiet morning. The space is ideal for a large dining table and chairs to suit the new owner's dining and entertaining needs, with the dining area set next to a warming gas stove. The kitchen comes beautifully appointed with a wealth of contemporary, gloss-grey cabinetry and gleaming granite worktops, including a central breakfasting island with space for bar stools, offering space for morning coffee and socialising while cooking. Neatly integrated here and contributing to the sleek, modern finish, is a selection of appliances comprising a double oven, an induction hob, an extractor hood, a combination microwave, a dishwasher (all Neff), and a Samsung wine cooler. A Samsung fridge is neatly housed within the cabinets and included in the sale. The kitchen also has an external door leading out to the side where a pretty terrace of plants can be found, as well as a pathway leading down to the front of the house.

The kitchen is supplemented by a utility room on the lower-ground floor, reached via a spiral staircase and a boot room with a useful fitted storage unit with a seat, as well as garage access. The utility room houses additional cabinetry and workspace, a washing machine, and a dryer.



*The perfect space for entertaining,
ideal for dinner parties*



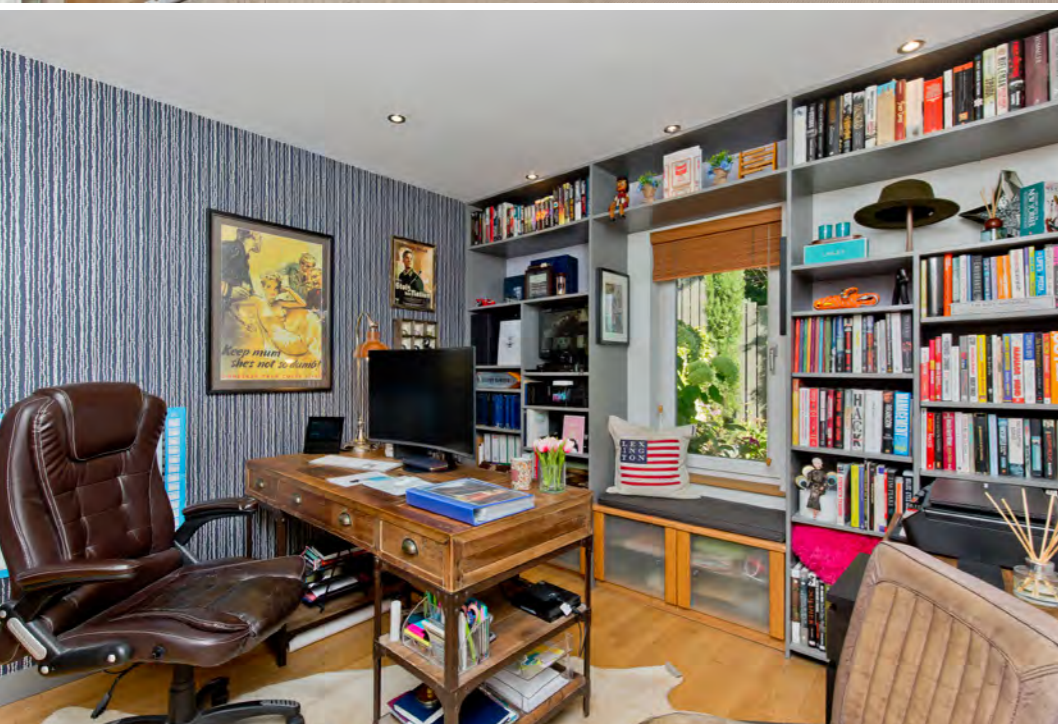


COMFORTABLE & MULTIPURPOSE

Four well-proportioned double bedrooms

The home's four well-proportioned double bedrooms are on the first floor, approached via a landing with a built-in storage cupboard.

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LUXURIOUS PRINCIPAL BEDROOM

Reminiscent of a high-end hotel room

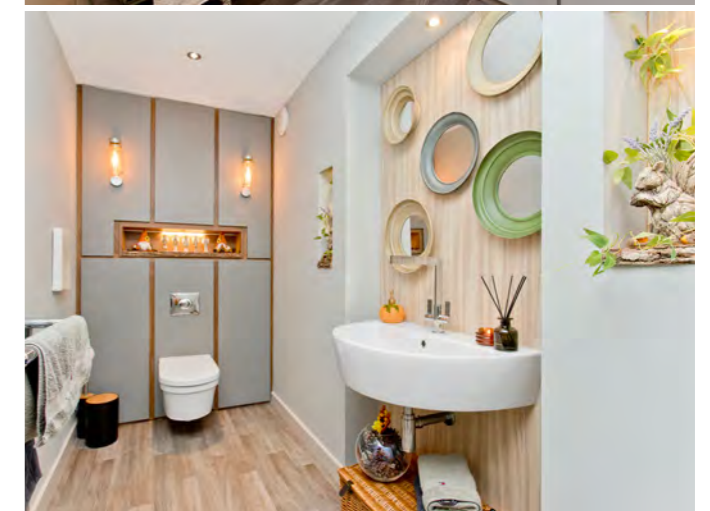
The luxurious principal bedroom is reminiscent of a high-end hotel room, with a spacious sleeping area, a particularly large built-in wardrobe, space for dressing room furniture, and a fabulous south-facing balcony with plenty of space for outdoor furniture, as well as a stylishly appointed en-suite shower room.





STYLISH WASHROOMS

The principal bedroom's stylish, chicly tiled en-suite comprises a deluxe walk-in enclosure with a rainfall showerhead and handset, twin countertop sinks with wall-mounted mirrors and lighting, and a WC. Bedroom two's en-suite also enjoys modern tiling, a large shower enclosure with a rainfall showerhead, a wall-mounted basin, and a WC with illuminated display shelving above. Finally, a family bathroom completes the accommodation on offer and comprises a bathtub, a wall-hung basin, and a WC flanked by display shelving. Gas central heating and double glazing ensure year-round comfort and efficiency.



SUN-TRAP GARDEN

Perfect for alfresco dining and evening drinks

Externally, the house is complemented by a low-maintenance, sun-trap garden, terraced to make full use of the space on offer. There is a spacious, composite decking area with a terraced, established planting area adding a splash of colour, as well as a useful external store. Excellent private parking is provided by an integral 1.5-sized garage (with excellent storage) and a double driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and dryer will be included in the sale. Some furniture is available by separate negotiation.







BARNTON

Promising an appealing alternative to city life

Superbly well-connected to the centre of the capital, just a few miles away and reachable within 20 minutes by car or bus, the highly-desirable suburb of Barnton promises an appealing alternative to city life. Everyday amenities, namely convenience stores, a Post Office and a pharmacy, can be found just a minutes' drive from the property, whilst nearby Gyle Shopping Centre (eight-minute drive) and Craighleith Retail Park (nine-minute drive) house a more extensive selection of shopping outlets, with major high-street retailers and large supermarkets. Surrounded by numerous leafy parks and prestigious golf courses, Barnton enjoys a wealth of open spaces for recreation, with the property boasting Cammo Estate virtually on the doorstep. An invigorating climb through Corstorphine Hill's woodland

is rewarded with spectacular city and coastal views, whilst the River Almond and Cramond's sandy shores are perfect spots for a more sedate wander. For those favouring indoor sports and activities, Drumbrae Leisure Centre (six-minute drive) provides first-class facilities, including a pool and a gym. Neighbouring Drumbrae is also home to a library hub providing community activities for all ages. Excellent local schooling options include Cramond Primary (three-minute drive, 17-minute walk) and The Royal High Secondary School (seven-minute drive). Ideally placed for swift commuting, the area is well-served by bus links running across the city and beyond. The area is also conveniently situated for access to the Forth Road Bridge, Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 motorway network.



QUEENSFERRY

DALMENY

GRANTON

LEITH

Cramond Beach

Cramond Medical Practice

Cramond Primary School

Cargilfield School

CRAMOND

The Royal Burgess Golfing Society

CAMMO

Cammo Estate

Turnhouse Golf Course

Medical Practice

Queensferry Road

Maybury Road

EAST CRAIGS

RAVELSTON

STOCKBRIDGE

EDINBURGH

KIRKLISTON



Edinburgh Gateway



CORSTORPHINE

NEWBRIDGE

INGLISTON

GOGAR

GORGIE

MORNINGSIDE

BLACKFORD

HERMISTON GAIT

RATHO

CRAIGLOCKHART

JUNIPER GREEN

M90 NORTH
7 min drive

EDINBURGH
AIRPORT
10 min drive

M8
12 min drive

2G
BRAE PARK
ROAD

EDINBURGH
CITY BYPASS
10 min drive

EDINBURGH
CITY CENTRE
20 min drive



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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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.



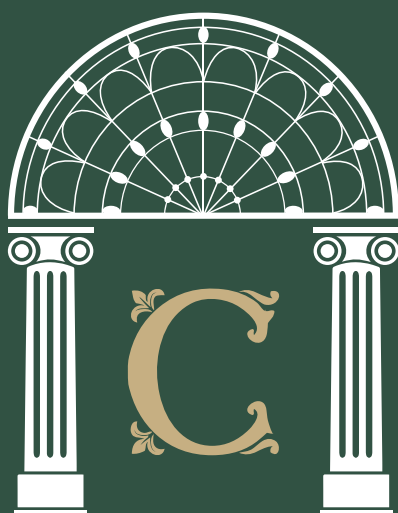
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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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**SCOTLAND
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ESTATE AGENCY
OF THE YEAR

2020-2021



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**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

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.