

40 WESTGARTH AVENUE

COLINTON, EDINBURGH, EH13 0BD

Introducing an outstanding four-bedroom detached house in sought-after Colinton, which has been generously extended to provide a wealth of living space, in addition to private parking and a large rear garden with a suntrap, southwest-facing aspect.



CULLERTON'S



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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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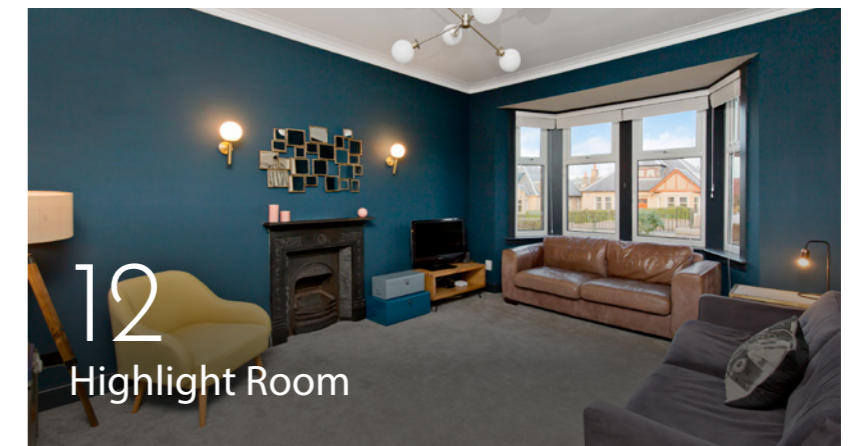
An exceptional four-bedroom detached house with a large extension

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Open-plan kitchen/snug/dining room

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Property Name

40 Westgarth Avenue

Location

Colinton, Edinburgh, EH13 0BD

Approximate total area:

198.8 sq. metres (2139.9 sq. feet)

 - Ground Floor  - First Floor  - Externals



EXCEPTIONAL DETACHED HOUSE



This traditional four-bedroom detached house offers the perfect blend of period architecture and high-quality modern interiors. Every room is bright and spacious, and beautifully decorated in complementary tones. Extensively upgraded, it also features a sizeable extension, a new (highly fashionable) kitchen, three new bathrooms, full rewiring and replumbing, and a new boiler – all of which were completed in 2022. This impressive property further boasts well-maintained private gardens and a gated driveway. It also has a highly desirable location in sought-after Colinton, set within easy reach of Edinburgh's picturesque green belt and the Pentland Hills – a perfect environment for families.

GENERAL FEATURES

- Outstanding detached house with a large extension
- Extensively upgraded in 2022 with lots of new fixtures
- Highly desirable location in sought-after Colinton
- Set within easy reach of The Pentland Hills
- Beautiful interior design finished to high standards
- Home Report value - £ 750,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and bright hall with storage
- Living room with feature fireplace and bay window
- Open-plan breakfasting kitchen/snug/dining room
- Separate utility room with access to front garden
- Principal bedroom with direct access to rear garden
- Two additional spacious double bedrooms
- Fourth double bedroom/study/formal dining room
- Stylish en-suite shower room with rainfall shower
- Two family bathrooms with three-piece suites
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Front garden that is neatly maintained
- Large rear garden with southwest-facing aspect
- Private driveway for off-street parking



40 Westgarth Avenue



WELCOME TO 40 WESTGARTH AVENUE



A

vestibule and naturally-lit hall provide a fantastic first impression, offering a tantalising glimpse of the exceptional accommodation to follow. Fronted by a bay window, the living room is a wonderfully bright and spacious reception area for everyday use. It enjoys striking decoration that creates an inviting aesthetic, which is instantly stylish and homely. A period feature fireplace frames the room, providing a handsome focal point for the arrangement of comfortable lounge furniture – a lovely detail that adds further character to the space.



A PERIOD FEATURE FIRE- PLACE FRAMES THE ROOM

A STATEMENT KITCHEN





The home's stunning centrepiece is the expansive breakfasting kitchen, snug and dining room, which share an open-plan layout. This outstanding space accommodates ample room for a table and chairs, alongside comfortable seating and a central island with a fitted breakfast bar – the ideal setup for socialising and entertaining.





BI-FOLDING DOORS THAT ALLOW FOR A SEAMLESS TRANSITION TO THE REAR GARDEN

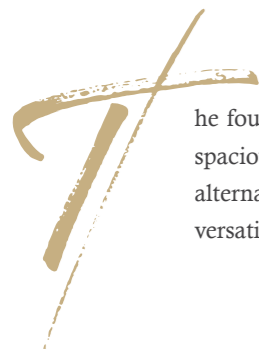
Enjoying a statement design, the kitchen is highly sophisticated and practical, providing a wealth of cabinet storage and chunky wooden worktops. On-trend splashback tiles tie the look together, along with high-end integrated appliances for a smooth and desirable finish (induction hob, Smeg oven, Siemens oven, microwave, Siemens bean-to-cup coffee machine, wine fridge, and dishwasher). A separate utility room provides additional storage and a discreet setting for laundry.

This space sees a flood of natural light too, creating a bright environment for cooking. It features a near full-height window, a rooflight, and bi-folding doors that allow for a seamless transition to the rear garden.



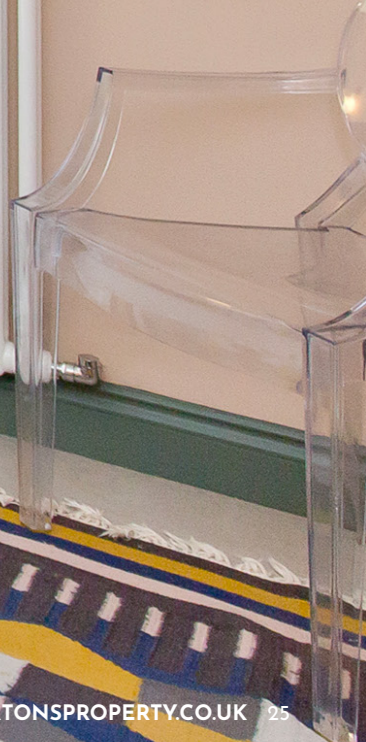
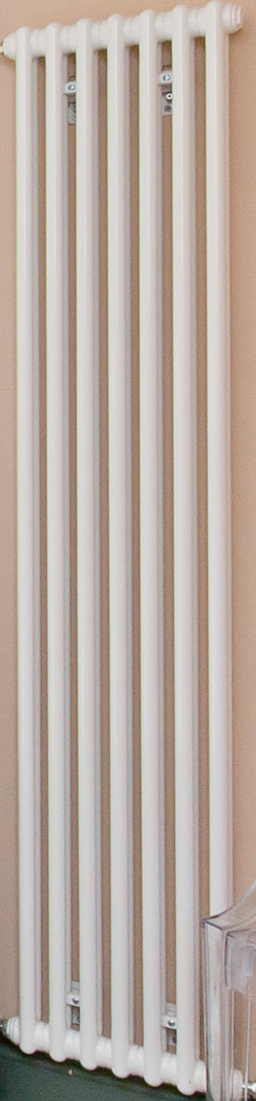


COMFORTABLE, INVITING, AND SPACIOUS BEDROOMS



The four double bedrooms are all beautifully decorated with the same sharp eye for detail found throughout. Comfortable and inviting, all four rooms are spacious enough to accommodate a variety of bedside furnishings. Fitted with a bay window, bedroom four provides an equally generous space that can alternatively be used as a study or a formal dining room (if preferred). Meanwhile, bedrooms two and three are on the first floor, both offering further versatility to suit your needs.

THE LARGE
PRINCIPAL BEDROOM
FURTHER BOASTS A
CONTEMPORARY
EN-SUITE SHOWER ROOM
AND DIRECT ACCESS TO
THE REAR GARDEN.



THREE BATHROOMS



WITH PREMIUM FIXTURES

On the ground floor, there is a family bathroom and the principal bedroom's en-suite shower room. The former features half-height tiling topped with olive-toned décor. It is fitted with a hidden-cistern toilet, a storage-set washbasin, a towel radiator, and a freestanding bathtub with a handheld shower. Another family bathroom on the first floor has a similar design, but with a double-ended bathtub and an overhead shower. The three-piece en-suite has stylish tile work and a double walk-in shower enclosure with a large rainfall showerhead. All three boast fixtures and fitting from Corian Bathrooms and Villeroy and Boch, maintaining the property's impeccable standards.

For year-round comfort, the property has gas central heating and double-glazed windows.

Extras: all fitted floor and window coverings, select light fittings, and integrated kitchen appliances to be included in the sale. The fridge/freezer and washing machine are available by separate negotiation.



A wide-angle photograph of a large, well-maintained garden. In the foreground, a lush green lawn is bordered by a concrete edge. To the right, a blue trampoline with a black safety net stands on the grass. In the background, a modern, single-story house with large glass windows and doors is visible. The house has a light-colored exterior and a flat roof. The garden is framed by mature trees and shrubs, including a large tree on the right and a smaller one on the left. The sky is blue with some light clouds.

A SPRAWLING GARDEN FOR FAMILIES

To the front, the home has a well-kept garden and a private driveway for off-street parking. To the southwest-facing rear, there is another garden that is well-suited to families. Fully enclosed and landscaped, this garden features a sprawling lawn, framed by mature plants and a neat patio area – an idyllic setting for summer enjoyment. There is also a shed for storage and a handy workshop for creative use.



COLINTON, EDINBURGH

SCHOOLS

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

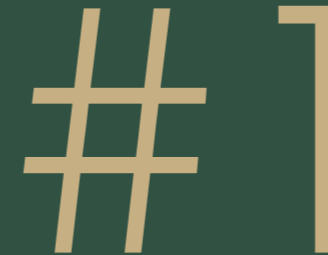
Independent Schools: George Watson's College, George Heriot's School and Merchiston Castle School

CULTURE

Church Hill Theatre, Dominion Cinema, Castlelaw Hill Fort, Blackford Prehistoric Hill Fort

UNIVERSITY

University of Edinburgh, Edinburgh Napier University



A HIGHLY DESIRABLE LOCATION, SET WITHIN EASY REACH OF EDINBURGH'S PICTURESQUE GREEN BELT



RENOWNED FOR ITS QUAIN VILLAGE AMBIENCE AND TRANQUIL SETTING

Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque 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. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.



LOCATION



4.4 miles from Princes Street

TRANSPORT



Bus – 4, 5, 10, 16, 45, 400

Skylink

Train Station – Waverley (4.5 miles), Haymarket (3.6 miles)

Airport – Edinburgh International (7.1 miles)



PARKS

The Pentland Hills, Colinton Dell, Dreghorn Woods, Colinton Mains Park Water of Leith

SPORTS

Midlothian Snowsports Centre, Thistle Tennis Club, Kingsknowe Golf Club, Colinton Bowling Club

FOOD & DRINK

Nearby convenience stores, supermarkets, cafés and restaurants



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.



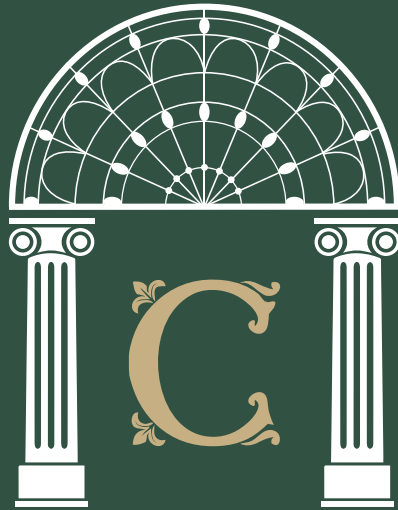
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

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.