

3 RIDING PARK

BARNTON, EDINBURGH, EH4 6ED





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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Welcome to 3 Riding Park

An exclusive suburban home with space and versatility for families

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Reception room

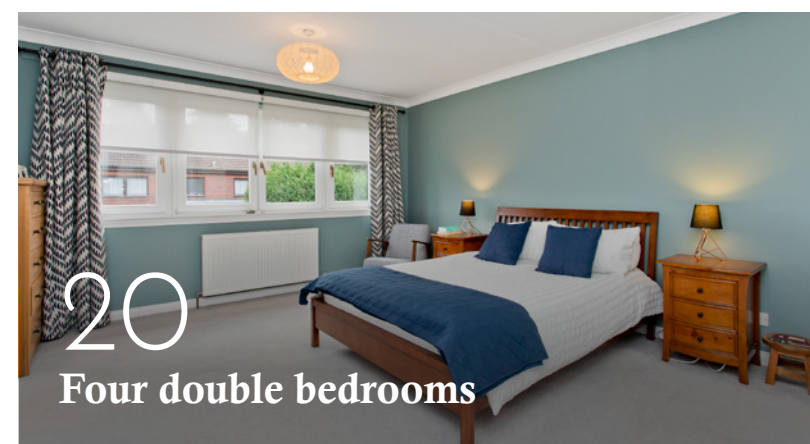
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Integrated kitchen



15

Beautiful integrated kitchen



20

Four double bedrooms

20

The bedrooms

24

The bathrooms

27

The gym

29

Gardens & parking

30

The area



Property Name

3 Riding Park

Location

Barnton, Edinburgh, EH4 6ED

Approximate total area:

220.1 sq. metres (2369.2 sq. feet)

 - Ground Floor  - First Floor



AN EXCLUSIVE SUBURBAN HOME FOR FAMILIES



This exceptional five-bedroom detached residence offers a peaceful retreat on the leafy suburban fringes of the capital. It features expansive, family-oriented accommodation with multiple bathrooms, ample storage, and comfortable living areas. Generous enclosed gardens and convenient private parking complete this stylish home in desirable Barnton. Set within leafy greenery in highly coveted Barnton, this five-bedroom detached residence is complemented by attractive enclosed gardens and multi-car private parking with electric charging. Behind the attractive red brick façade lies an immaculate home totalling over 2,300 square feet, showcasing generous proportions, tastefully subtle décor, and high-end finishes. A flexible layout, including social living areas and multiple bathrooms, perfectly accommodates busy families and their ever-changing needs.

GENERAL FEATURES

- Highly desirable suburb
- Substantial detached house
- Stylish and versatile interiors
- Home Report value - £875,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance vestibule and hall with WC and storage
- South-facing living room with gas fire and garden access
- Beautiful integrated kitchen, open to:
- Light-filled dining area with garden access
- Four double bedrooms with storage
- Ground-floor fifth bedroom/office
- Deluxe shower room in principal suite
- Stylish bathroom with shower-over-bath
- Ground-floor laundry/pantry
- Gas central heating and double glazing

EXTERNAL FEATURES

- Large, attached gym/storage room
- South-facing lawns and secluded seating areas
- Private two-car driveway
- Electric car charging point

AN UPLIFTING

introduction to the home

An entrance vestibule opens into a remarkably airy reception hall with the practicality of a WC, storage, and oak-inspired flooring flowing seamlessly into the adjoining living room and kitchen.

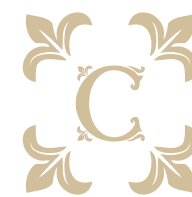
A COMFORTABLE

space for relaxation

The living room is flooded with natural light from south-facing glazed doors overlooking the gardens. This welcoming sitting area is centred around a gas fireplace with a timber mantle that adds rustic, homely charm to the room.



BEAUTIFUL INTEGRATED KITCHEN



*with a social dining area
opening onto the gardens*

Also accessible from the hall, the kitchen spans the entire width of the property at the rear, lit by extensive multi-aspect glazing, offering a secluded outlook. With a casual breakfast peninsula and a large dining area that opens onto the gardens, it is the ideal setting for daily family life and relaxed year-round entertaining. The contemporary kitchen boasts a timeless design, with handsome navy and ivory-white units, a downlit quartz countertop, and herringbone splashback tiling.





It includes a focal range cooker and a discreetly integrated dishwasher, fridge, freezer, and wine cooler. Concealed by a sliding door, an adjoining laundry/pantry (with external access) provides useful fitted shelving and a freestanding washing machine and dryer.

A casual breakfast peninsula and a large dining area that opens onto the gardens





FOUR DOUBLE BEDROOMS WITH STORAGE



The first-floor sleeping quarters are equipped with superb storage

A dual-aspect, carpeted office leads off the hall and could easily be adapted to an extra bedroom, among other uses. Naturally lit stairs rise from the hall to a landing (with storage) that affords access to four double bedrooms. All areas are softly carpeted for optimum comfort, and each bedroom benefits from incorporated storage, including double wardrobes in the principal room.

The principal bedroom benefits from double wardrobes



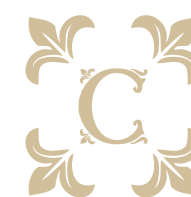


LUXURY

family bathroom and principal en-suite shower room

The principal suite includes a deluxe shower room with a walk-in rainfall shower. A striking monochrome bathroom featuring an L-shaped bath with an overhead shower serves the remaining first-floor bedrooms.





A LARGE GYM

offering space & versatility

Attached at ground level and accessible externally from multiple points is a large multi-purpose gym and storage area.



MANICURED GARDENS

reassuringly secure for family recreation

The house is surrounded by gardens on three sides, fully enclosed for child and pet safety. Neatly bordered south-facing lawns flow around to an exceptionally private rear terrace - perfect for summer barbecues. Additionally, there is patio paving and a seating deck. Completing this fantastic property is a mono-block driveway with space for two vehicles. It also provides an electric car charging point.

Extras: The sale includes fitted floor coverings, blinds, light fittings, and integrated/freestanding appliances.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

BARNTON



Superbly well-connected to the heart of the capital, just a few miles away, 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 within the immediate vicinity, whilst nearby Craighleith Retail Park and the Gyle Shopping Centre 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. 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 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 school, The Royal High Secondary School and close proximity to Cargilfield and ESMS. 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.





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.