

6 BRAEHEAD ROAD

BARNTON, EDINBURGH, EH4 6BW





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.



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS
ESTATE AGENCY
OF THE YEAR
2020-2021



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS
ESTATE AGENCY
OF THE YEAR
2021-2022



ESTATE AGENCY
OF THE YEAR
2021-2022

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Welcome to 6 Braehead Road

Wonderfully spacious and exceptionally flexible accommodation over three floors

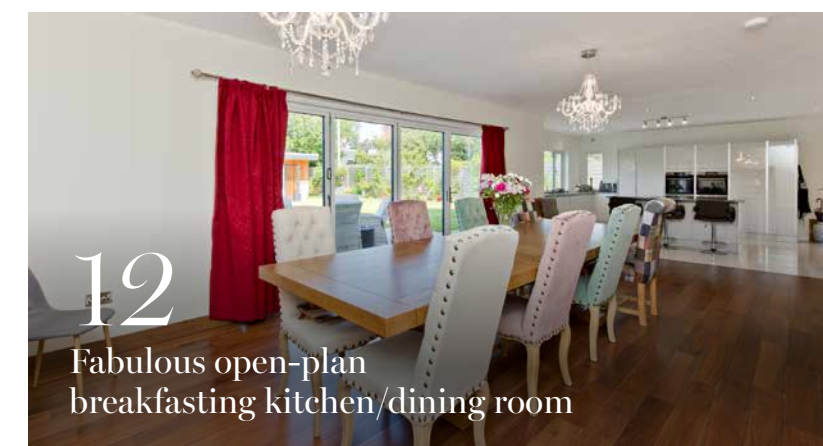
04 Floorplan

06 The property

08 Welcome inside

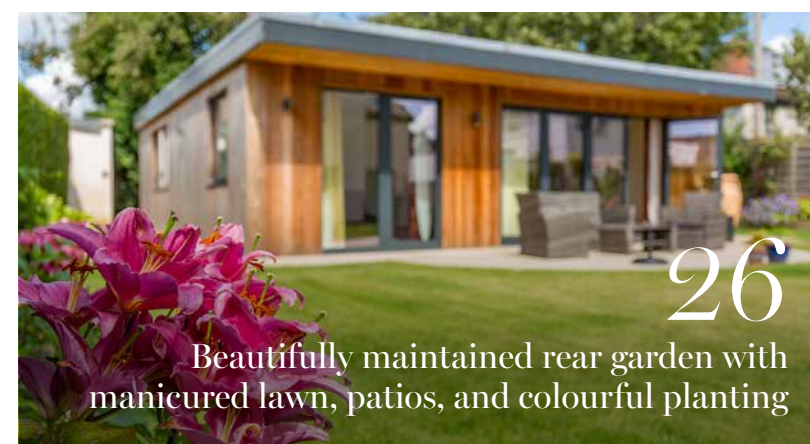
00 Reception rooms

00 Kitchen/dining room



12

Fabulous open-plan
breakfasting kitchen/dining room



26

Beautifully maintained rear garden with
manicured lawn, patios, and colourful planting

16 Bedrooms

22 Bathrooms

24 Garden lodge

26 Gardens & parking

28 Barnton

Property Name

6 Braehead Road

Location

Barnton, Edinburgh
EH4 6BW

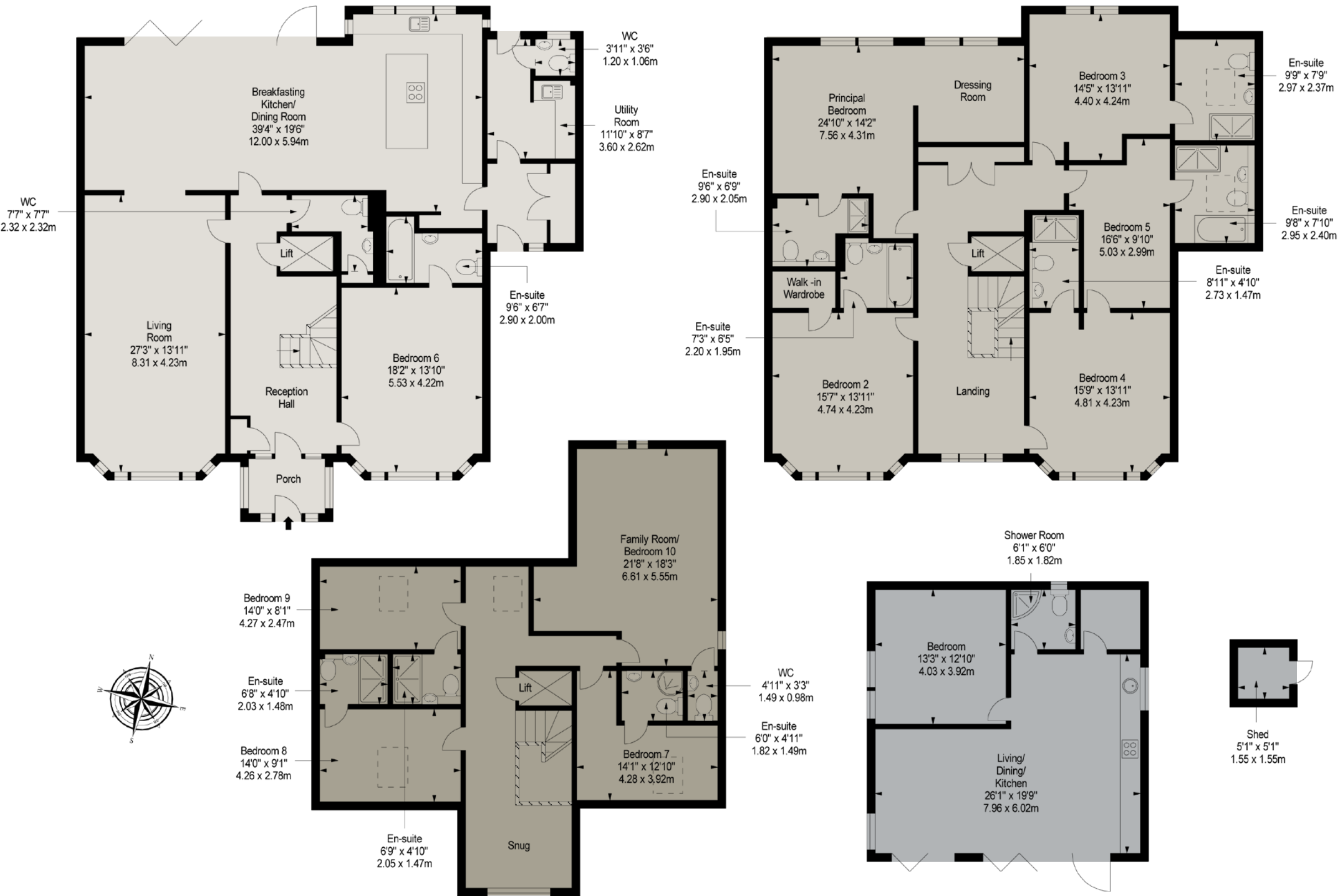
Approximate
total area:

521.7 sq. metres
(5615.7 sq. feet)

- Ground Floor
- First Floor
- Second Floor
- Outbuilding & Shed

EPC Rating
C

Home Report Value
£1,800,000



BRAEHEAD ROAD

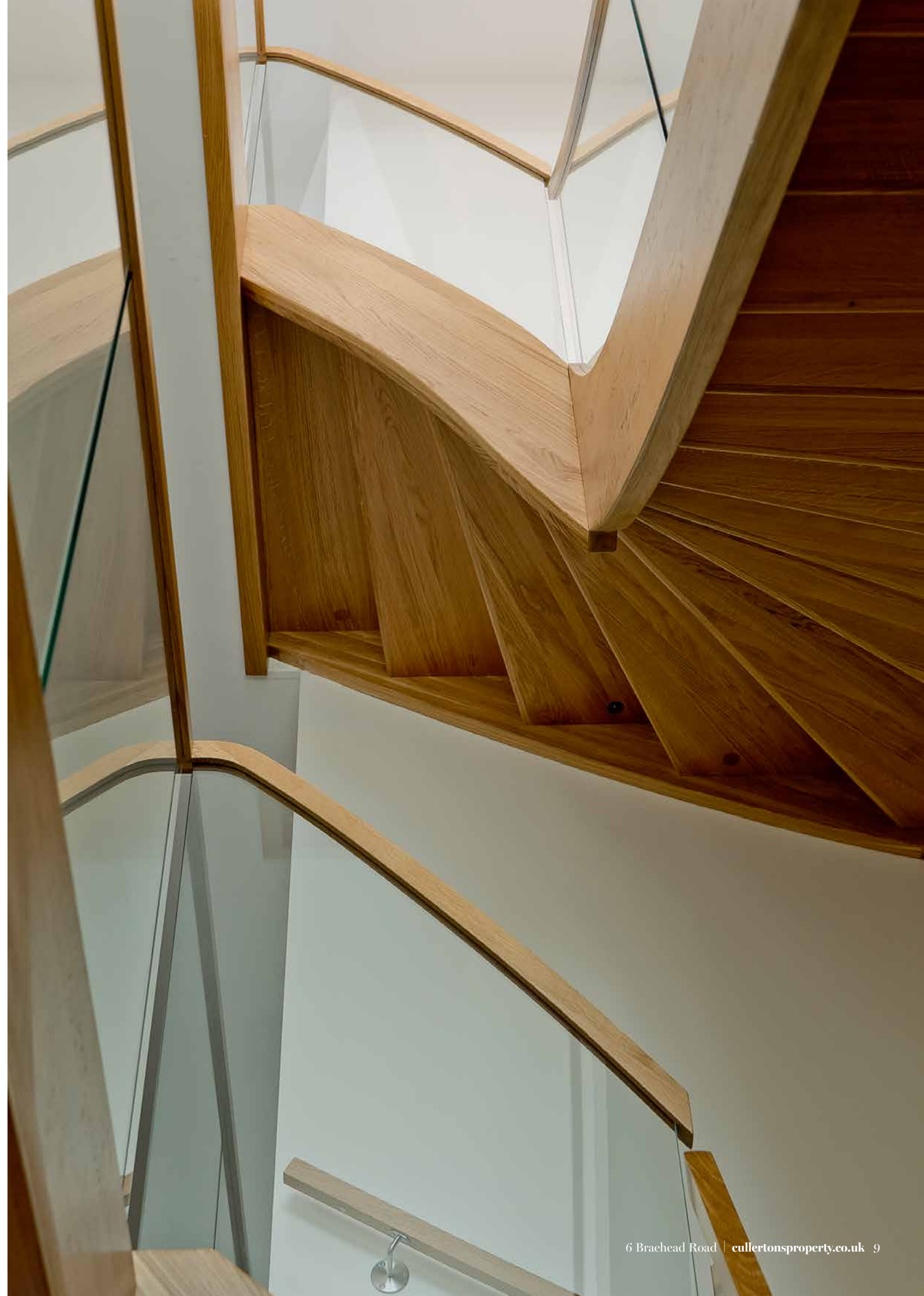
Offering a truly unique and outstanding family home in desirable Barnton, this nine/ten-bedroom, nine-bathroom (plus two separate WCs) detached house was built by the current owner in 2020 to an exacting specification, with modern family life in mind and using the latest technology and insulation to create an eco-friendly, warm home all year round, with exceptionally low energy bills. With accommodation arranged over three floors, all served by a lift, the house has also been designed with accessibility in mind and offers a magnificent home for life. Barnton is an excellent location for families, with convenience stores and other everyday essentials in the immediate vicinity, as well as schools, transport links connecting across the city and further afield, sports and leisure facilities, and scenic green spaces, with the heart of the city also easily reachable by car or public transport.



WELCOME INSIDE THIS

TRULY UNIQUE HOME

The front door opens into a practical entrance porch, flowing through to an airy reception hall, where a gleaming tiled floor and neutral décor set the tone for the immaculate interiors to follow. The hall is accompanied by a useful two-piece WC and a lift can be found here, taking you to the upper floors.



RELAX

AS A FAMILY

The living room is openly connected to the dining area, allowing it to be utilised during sociable gatherings with guests, as well as being a more separate space for relaxing as a family in the evening. A generous floorspace allows for endless configurations of lounge furniture, and a south-facing window captures sunny natural light throughout the day, whilst neutral décor and wood flooring create a tranquil backdrop and a blank canvas for the new owner's styling. A large, versatile room on the second floor could easily be used as a family room – it would also be perfect as a teenager's den, a home office, or as a tenth bedroom, if desired, and it is accompanied by a two-piece en-suite WC with a towel radiator.



THE HEART OF THE HOME

PERFECT FOR DINNER PARTIES

The open-plan kitchen and dining room is undoubtedly the heart of this fabulous home, with bi-folding doors opening onto a patio in the rear garden – perfect for extending the space outdoors during summer soirees. The kitchen is very well-appointed with a wide range of contemporary, glossy wall and base cabinets, including a central breakfasting island, generous, gleaming marble worktops, an inset sink with a Quooker boiling water/filtered water tap, and a full complement of neatly integrated appliances. These include an oven, a combination microwave oven, a warming drawer, an induction hob with an integrated extractor fan, a larger fridge, a larder freezer, a dishwasher, and a wine cooler.





The dining area currently comfortably accommodates an eight-seater table, with ample room for a larger one, alongside additional furniture. The whole room is decorated in tranquil, neutral tones, with warm wood flooring in the dining area and practical tiling in the kitchen.

The kitchen is accompanied by an adjoining utility room with additional cabinetry, workspace, a sink, and a WC, as well as providing a discrete space for laundry appliances and affording handy external access. The utility room is accessed via a rear porch with built-in storage and a second front door – useful for storing muddy shoes and wet coats.

COMFORTABLE & SPACIOUS

The home's nine generous and multipurpose double bedrooms are arranged over the ground, first, and second floors. The ground-floor bedroom is currently being utilised as a home office, further highlighting the home's versatility, and is supplemented by an en-suite bathroom. The principal bedroom is on the first floor, enjoying lovely views of the garden and adjoined by a large dressing area and an en-suite shower room.







ALL BEDROOMS BENEFIT EN-SUITE SHOWER ROOMS OR BATHROOMS

The remaining bedrooms all conveniently have their own en-suite bathrooms or shower rooms, with one additionally benefiting from a walk-in wardrobe with automatic lights. Two of the bedrooms are connected via an internal door, perfect for keeping a close eye on young children or even for use as a luxurious dressing room, office space, or exercise room. All bedrooms in the home are neutrally decorated and fitted with plush carpets for optimum comfort underfoot.

MULTIPLE
WELL-APPOINTED WASHROOMS

IDEAL FOR FAMILY LIFE



The washrooms are beautifully appointed with contemporary, high-quality suites. The shower cubicles are all large and some feature rainfall showerheads, with one of the en-suite baths also benefiting from an overhead rainfall shower. The washrooms all have basins set into vanity storage and WCs, and are stylishly presented with attractive wall and floor tiles, matching the immaculate presentation of the rest of the house. The home is kept warm by underfloor heating on the ground floor and electric heating on the upper floors. The windows throughout the house are triple-glazed, ensuring heat is kept in and noise is kept out.

GARDEN LODGE



OFFERING FANTASTIC VERSATILITY FOR THE NEW OWNER

The large detached lodge in the garden offers fantastic versatility for the new owner, with a generous, open-plan kitchen, living, and dining room, a spacious double bedroom, and a shower room. The lodge could be used by elderly live-in relatives, older children looking for a bit of independence, visiting guests, or as a home office/studio space. The lodge also could, subject to the correct permissions, be utilised as a short-term/holiday let to generate additional income.



WELL-MAINTAINED OUTDOOR SPACE

COLOURFUL PLANTING & TWO SPACIOUS PATIOS

The spacious rear garden is well-presented with an immaculate, manicured lawn, two spacious paved patios for outdoor dining furniture and barbecues, and an attractive border of leafy, colourful planting. Excellent private parking can be found to the front of the property, with a secure, remote-controlled gate leading to a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and freestanding white goods will be included in the sale. All furniture is available by separate discussion with the seller.





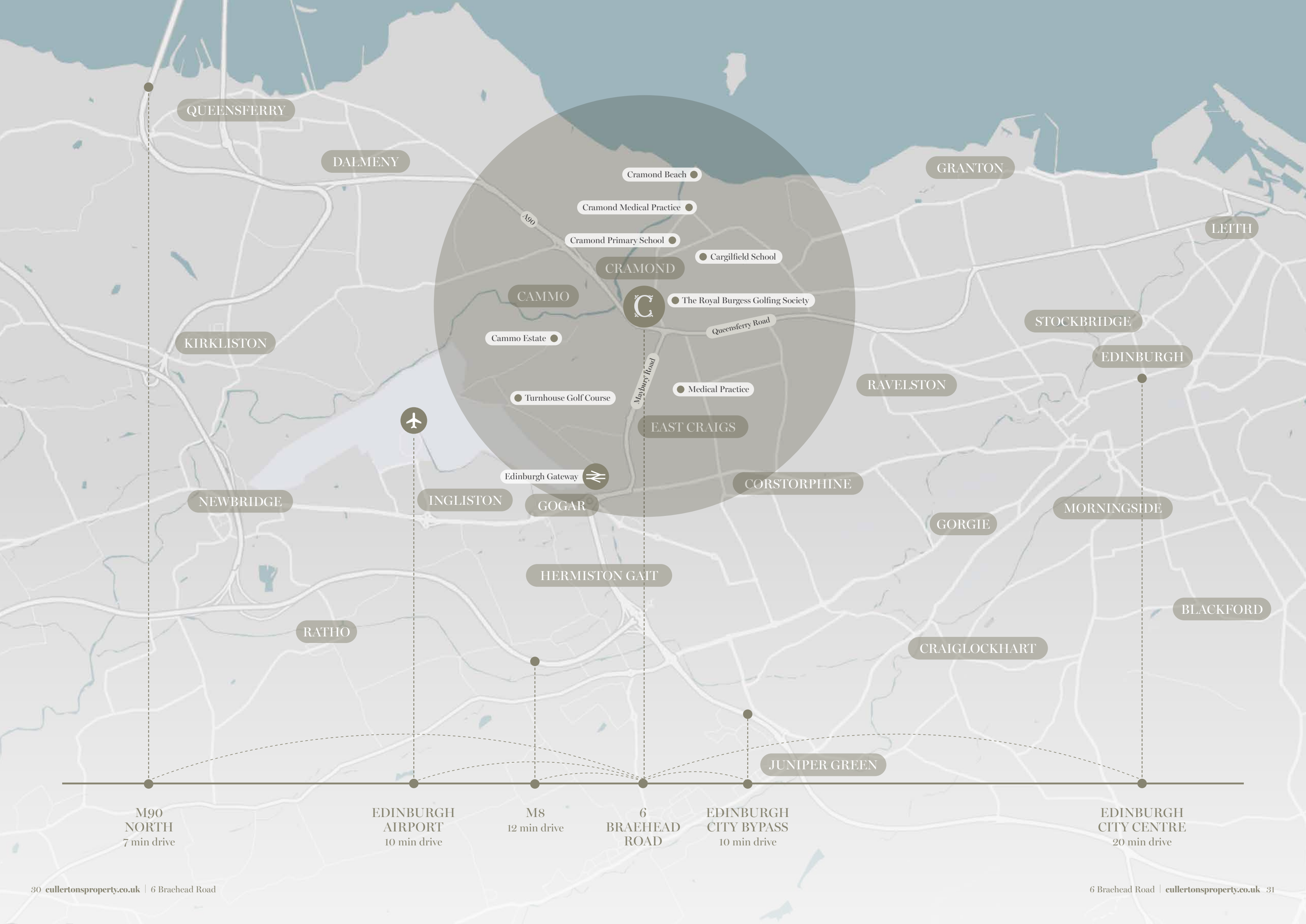
BARNTON

PROMISING AN APPEALING ALTERNATIVE TO CITY LIFE

Superbly well-connected to the centre of the capital, just a few miles away and under a 20-minute drive, the highly-desirable suburb of Barnton promises an appealing alternative to city life. Everyday amenities, namely convenience stores (1-minute walk), a Post Office (2-minute walk) and a pharmacy (2-minute walk), can be found within the immediate vicinity, whilst nearby Craigleith Retail Park (8-minute drive) and the Gyle Shopping Centre (8-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 – The Royal Burgess Golfing Society is just a 2-minute walk away at the end of the road. An invigorating climb through Corstorphine Hill's woodland (approximately a 7-minute drive away) 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 and are within strolling distance of the property.





QUEENSFERRY

DALMENY

GRANTON

LEITH

Cramond Beach

Cramond Medical Practice

Cramond Primary School

Cargilfield School

CRAMOND

CAMMO

The Royal Burgess Golfing Society

Cammo Estate

Queensferry Road

Turnhouse Golf Course

Medical Practice

EAST CRAIGS

Edinburgh Gateway

CORSTORPHINE

KIRKLISTON

STOCKBRIDGE

EDINBURGH

RAVELSTON

NEWBRIDGE

INGLISTON

GOGAR

GORGIE

MORNINGSIDE

RATHO

HERMISTON GAIT

BLACKFORD

CRAIGLOCKHART

JUNIPER GREEN

M90
NORTH
7 min drive

EDINBURGH
AIRPORT
10 min drive

M8
12 min drive

6
BRAEHEAD
ROAD

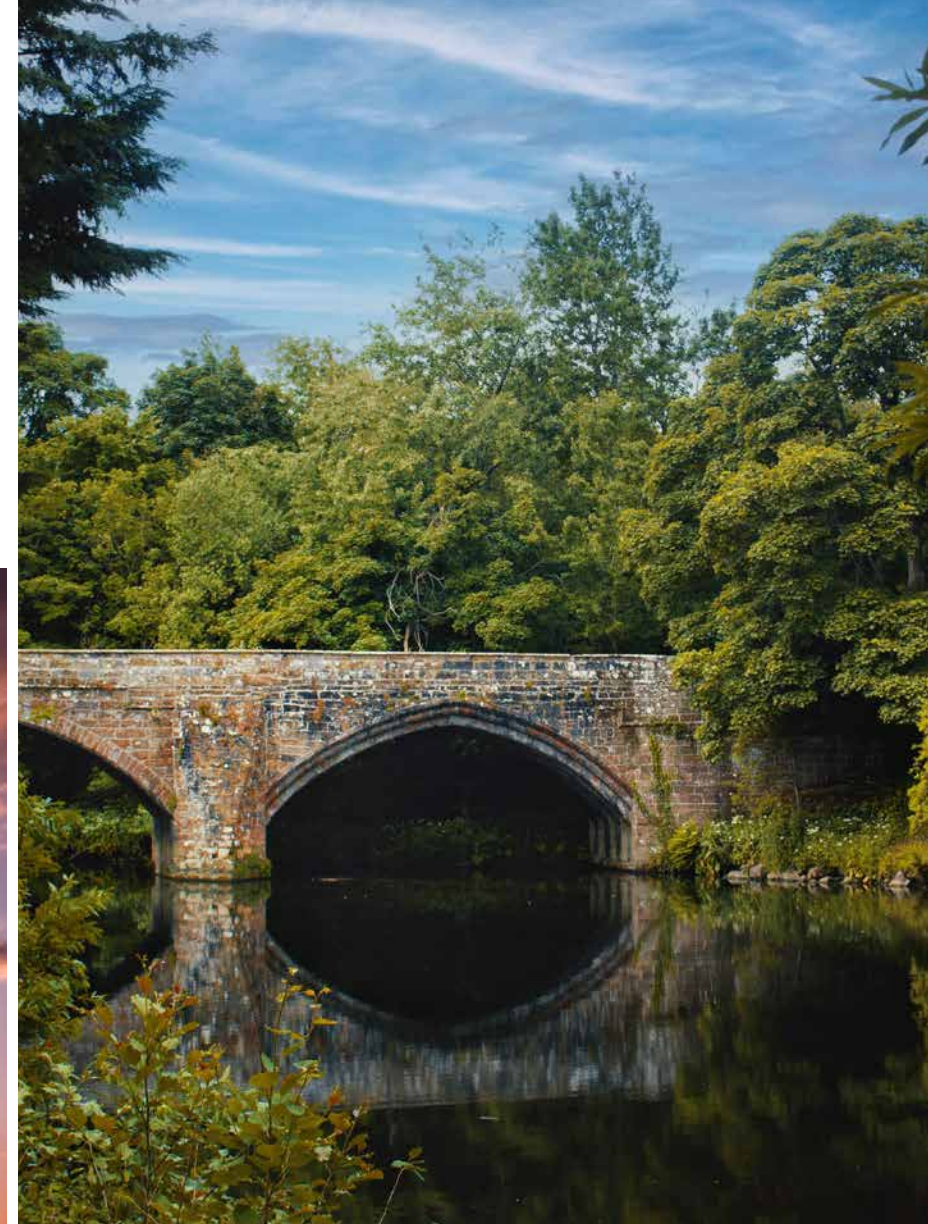
EDINBURGH
CITY BYPASS
10 min drive

EDINBURGH
CITY CENTRE
20 min drive

For those favouring indoor sports and activities, Drumrae Leisure Centre (5-minute drive) provides first-class facilities, including a pool and a gym. Neighbouring Drumrae is also home to a library hub providing community activities for all ages. Excellent local schooling options include Cramond

Primary and The Royal High Secondary School, both within easy driving or walking distance, with independent options including Cargilfield School ESMS schools, and St George's School. 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.

**A DESIRABLE,
LEAFY LOCATION
WELL-CONNECTED
TO THE CITY CENTRE
AND BEYOND**





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.

Mark Cullerton

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.