

28 BARONSCOURT TERRACE

WILLOWBRAE, EDINBURGH, EH8 7EP

This two/three-bedroom main-door upper flat (with a private garden) provides characterful interiors and flexible accommodation to meet your needs, forming part of a traditional building with a highly desirable setting in Willowbrae.





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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Property Name

28 Baronscourt Terrace

Location

Willowbrae, Edinburgh, EH8 7EP

Approximate total area:

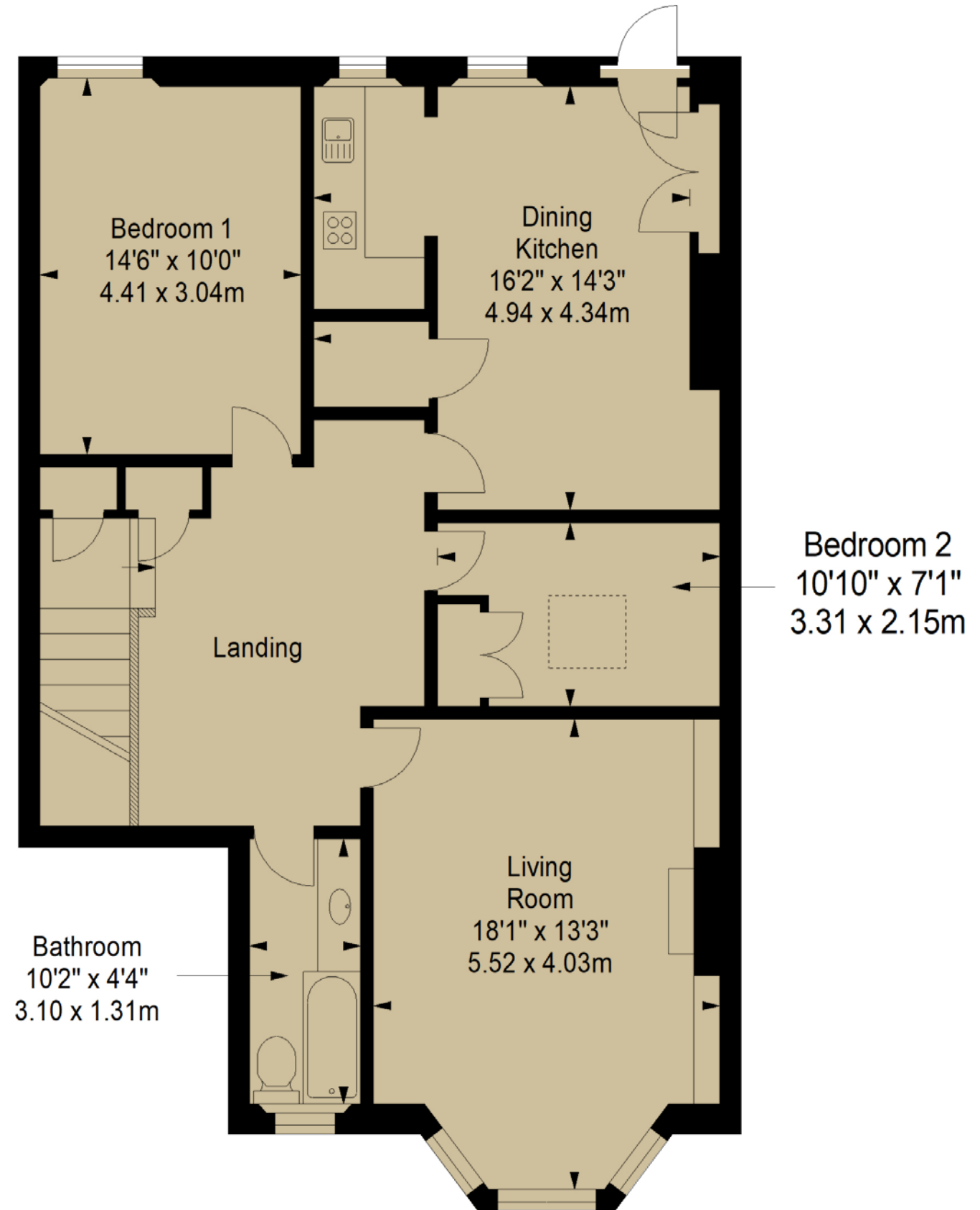
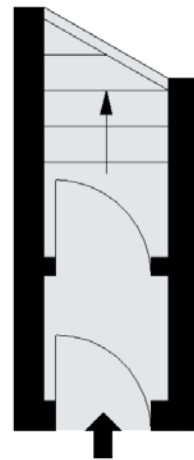
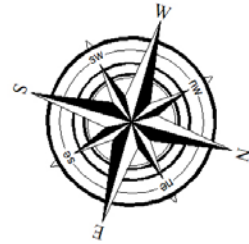
92.8 sq. metres (998.9 sq. feet)



Ground Floor



First Floor



A TRADITIONAL MAIN-DOOR UPPER FLAT



Welcome to this traditional two/three-bedroom main-door upper flat situated in the sought-after area of Willowbrae. This property offers excellent versatility and it has an abundance of character, with lots of period details and spacious rooms. Whilst it would benefit from modern upgrades to the kitchen and bathroom, the home has been well cared for and it is presented throughout in largely neutral tones which allows you to easily add your own stamp. The flat is positioned near lots of public parks, including Holyrood Park, and is perfect for those seeking a more relaxed setting close to the city centre. Amenities, schools, and transport links are within easy reach and the heart of the capital is just a short 10-minute bus or car journey away. Furthermore, the golden sands of Portobello Beach are a 10-minute journey away as well. It is a fantastic location for families and professionals alike.

GENERAL FEATURES

- A traditional main-door upper flat in Willowbrae
- Sought-after setting near lots of green spaces
- Delightful views to Arthur's Seat at the rear
- Alternative layout to allow for three bedrooms
- Spacious interiors with charming period features
- Home Report value - £350,000
- EPC Rating - D

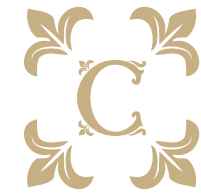
ACCOMMODATION FEATURES

- Private main door entrance leading to upper landing
- Living room with feature fireplace and bay window
- Large dining kitchen with direct garden access
- Spacious double bedroom with lovely views
- Versatile second bedroom with built-in wardrobe
- Bright bathroom with a three-piece suite
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Private rear garden that is enclosed and laid to lawn
- Unrestricted on-street parking along Baronscourt Terrace

HIGHLY DESIRABLE LOCATION IN WILLOWBRAE



*Versatile
accommodation with
period features*

The home's private front door opens to a staircase leading up to the first-floor landing, where there is built-in storage and a skylight allowing daily sun to flow throughout the interiors.

Lots of charm and
CHARACTER



The generously-proportioned living room is the highlight of this property, with its wealth of period details adding a lot of character. The high ceiling is framed by intricate cornice work and a decorative ceiling frieze, whilst a handsome feature fireplace creates a focal point in the room, flanked by timber display cabinets with open shelving.



There is also a double-glazed bay window that floods the space in natural light. Patterned wallpaper adds a charming final touch, along with the neutral décor set above a picture rail.





Fitted dining kitchen with plenty of

SPACE

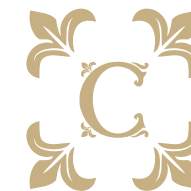
The dining kitchen has a large footprint to accommodate an assortment of furnishings, in addition to a table and chairs. A ceiling rose and picture rail highlight the lofty dimensions, whilst the neutral backdrop provides the new owners with a blank canvas that is easy to style. The kitchen itself is tucked into a nook, coming equipped with fitted cabinets and worktops. There is also a double-door cupboard and a stable door, which leads to a spiral staircase that offers delightful views to Arthur's Seat before flowing down into the rear garden.





A versatile home that can

GROW WITH THE FAMILY



The two bedrooms are both lightly decorated and fitted with snug carpeting. The principal bedroom is a spacious double that enjoys lovely views over the greens of Willowbrae Bowling Club. It also has a picture rail for added texture. The second bedroom, on the other hand, is a flexible space that has a built-in wardrobe with additional storage set above. If required, the living room can alternatively be used as third bedroom and the dining kitchen as an open-plan reception area. This versatility allows the home to meet the needs of different lifestyles, whilst also giving it the space to grow for those looking to start a family.



A BRIGHT THREE-PIECE BATHROOM



The bright three-piece bathroom is equipped with a toilet, a washbasin, and a bath with a handheld shower. It offers a solid foundation for creating a stylish and contemporary space, with the current layout allowing for modern fixtures and fittings to be easily incorporated.

The property has gas central heating and double-glazed windows.

Gardens & parking

THE BENEFIT OF A PRIVATE GARDEN

The flat has the benefit of a private back garden that is enclosed and laid to lawn, providing an outdoor space for summer enjoyment. Parking along Baronscourt Terrace is on street and unrestricted too.

Extras: all fitted floor and window coverings, light fittings, and a gas cooker to be included in the sale.



DELIGHTFUL VIEWS TO ARTHUR'S SEAT AT THE REAR





WILLOWBRAE, EDINBURGH



Situated at the foot of Holyrood Park

The tranquil residential area of Willowbrae lies just over two miles east of the city centre and boasts incredible far-reaching views over the Firth of Forth and the green hills of Holyrood Park. The area is home to a good range of minimarkets, independent retailers, and restaurants and pubs, with more extensive shopping facilities available in nearby Meadowbank Shopping Park and the city centre. Outdoor lovers are spoilt for choice with Holyrood Park, Arthur's Seat, and Calton Hill all on the doorstep, offering the perfect setting for a relaxing stroll or an invigorating hike with captivating panoramic views of the city and beyond. For the golf enthusiast, Craigtintny, Portobello, and Duddingston golf courses are all within easy

reach. Nearby Meadowbank Sports Centre offers unrivalled indoor and outdoor sports facilities, following a state-of-the-art refurbishment. Additional facilities can be found a short drive away at Portobello Swim Centre and the Royal Commonwealth Pool. Willowbrae falls in the catchment area for highly-regarded primary and secondary schools, as well as being ideally placed for some of the capital's finest independent schools. The area enjoys fantastic transport links, with day and night buses across the city. Waverley train station is just a short distance away and thanks to Willowbrae's close proximity to the A1, commuting from the area is swift and convenient.

SCHOOLS

The Royal High Primary School, St John's RC Primary School, Portobello High School, Holy Rood RC High School, and a choice of independent schools nearby

CULTURE

Festival Theatre, the Queen's Hall, and Summerhall

SHOPPING

Close to Fort Kinnaird, which offers a wide range of high-street stores and popular eateries

#1

A FANTASTIC SETTING THAT IS POPULAR WITH FAMILIES AND CITY PROFESSIONALS ALIKE

LOCATION



Sought-after area conveniently positioned within easy reach of the city centre, Portobello, and Holyrood Park

TRANSPORT



Buses – 4, 15, 21, 26, 44, 45, 253

City centre – 1.9 miles

Edinburgh International

Airport – 10 miles



SPORTS

Willowbrae Bowling Club, Meadowbank Sports Centre, and nearby golf courses

FOOD & DRINK

A selection of traditional pubs, cafes, eateries and restaurants

PARKS

Baronscourt Park, Arthur's Seat, Holyrood Park, Duddingston Loch, Meadowfield Park





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.