

# 27 CADOGAN ROAD

LIBERTON, EDINBURGH, EH16 6LY

*Introducing a rarely available four-bedroom detached bungalow with a convenient location in Liberton, promising lots of space both inside and out, in addition to generous private parking.*







## 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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*A rarely available four-bedroom detached bungalow*

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## Property Name

27 Cadogan Road

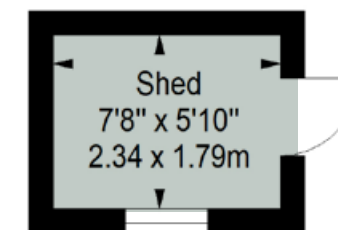
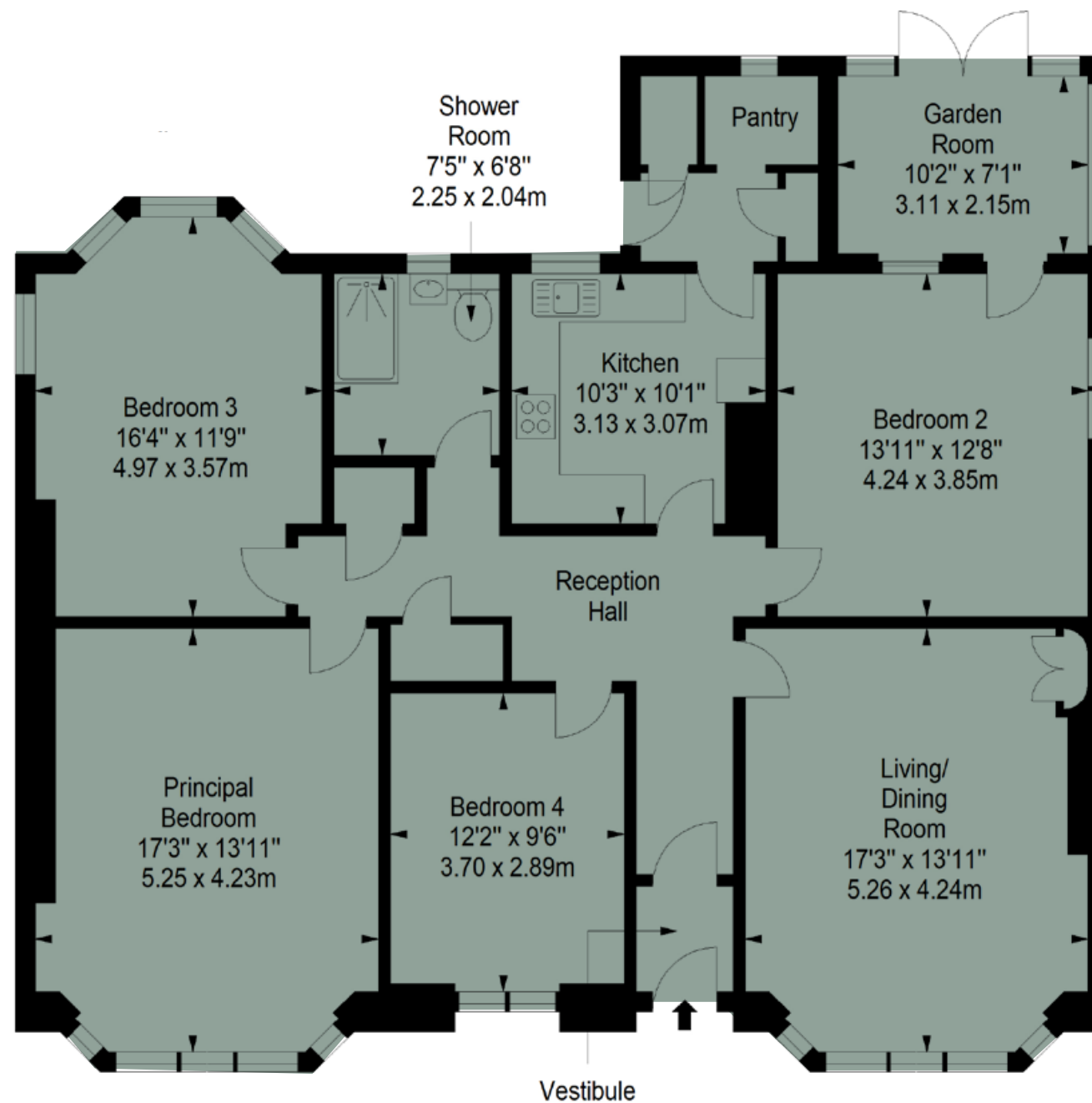
## Location

Liberton, Edinburgh, EH16 6LY

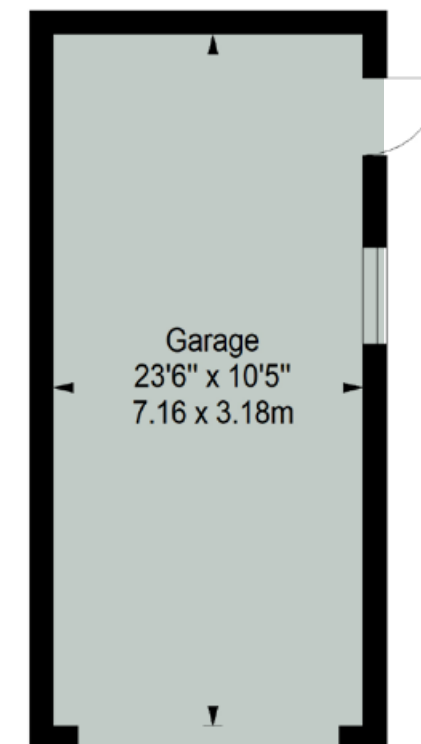
## Approximate total area:

162.4 sq. metres (1748.1 sq. feet)

- Ground Floor - Externals



Garage  
Approx. 22.8 sq. metres (245.4 sq. feet)





*"...an expansive, south-facing rear garden, promising a versatile living experience for families and professionals alike."*







Nestled in sought-after Liberton, this traditional four-bedroom detached bungalow offers spacious rooms and an expansive, south-facing rear garden, altogether promising a versatile living experience for families and professionals alike. It is situated close to lots of green spaces, with nearby supermarkets, schools, and excellent transport links. It offers a speedy commute to the city centre and easy access to the city bypass for fast travel to the Pentland Hills and further afield. Whilst the property requires modernisation, its charm, generous layout, and prime location are sure to attract substantial interest, especially as it represents a fantastic opportunity to add significant value to the home.

## GENERAL FEATURES

- A traditional detached bungalow with large rooms
- Convenient location in sought-after Liberton
- Near green spaces, amenities, schools, and transport links
- Gas central heating and sash windows with some double glazing
- Home Report value - £600,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- Traditional vestibule and reception hall with storage
- Spacious living and dining room with a bay window
- South-facing fitted kitchen that is well appointed
- Rear porch with storage, a pantry, and rear garden access
- Four double bedrooms that are large and airy
- Dual-aspect, south-facing garden room (off bedroom two)
- Contemporary shower room with a three-piece suite

## EXTERNAL FEATURES

- Enclosed front garden with carefully maintained lawn
- Fully-enclosed rear garden with a south-facing aspect
- Gated tandem driveway and detached single garage





# WELCOME TO 27 CADOGAN ROAD

W

ith a symmetrical façade and a neatly maintained front garden, the home has a beautiful frontage and instant kerb appeal. Inside, you are greeted by a vestibule with traditional floor tiles, flowing through to a bright hall with convenient built-in storage.



*"...you are greeted by a vestibule with traditional floor tiles, flowing through to a bright hall with convenient built-in storage."*







# RECEPTION ROOMS

*A large living and dining room*

T

he living/dining room offers a generously proportioned space that can accommodate an excellent choice of furnishings for everyday use. It is lightly decorated with patterned wallpaper, alongside a thick carpet for comfort. A bay window also bathes the space in a flood of natural light, whilst a mantelpiece and surround forms a focal point for the room's arrangement, making this an ideal setting for unwinding and socialising.



# A SOUTH-FACING FITTED KITCHEN

*with a pantry*



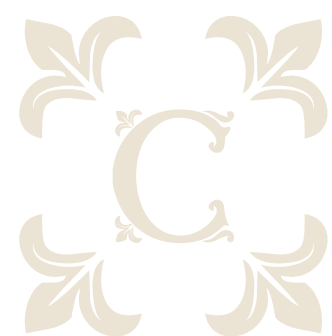




Set to the south-facing rear of the home, the kitchen has a bright ambience and a well-appointed range of cabinets and workspace. Now in need of extensive repairs and upgrades, it can become a real highlight of the property for buyers willing to put in the work. An electric hob, extractor hood, and double oven come integrated with room for freestanding appliances. In addition, a rear porch offers additional practicality for household needs, providing built-in storage, as well as a pantry and garden access.





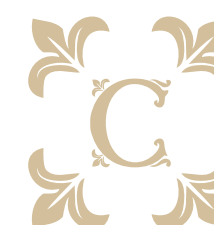


# THE BEDROOMS

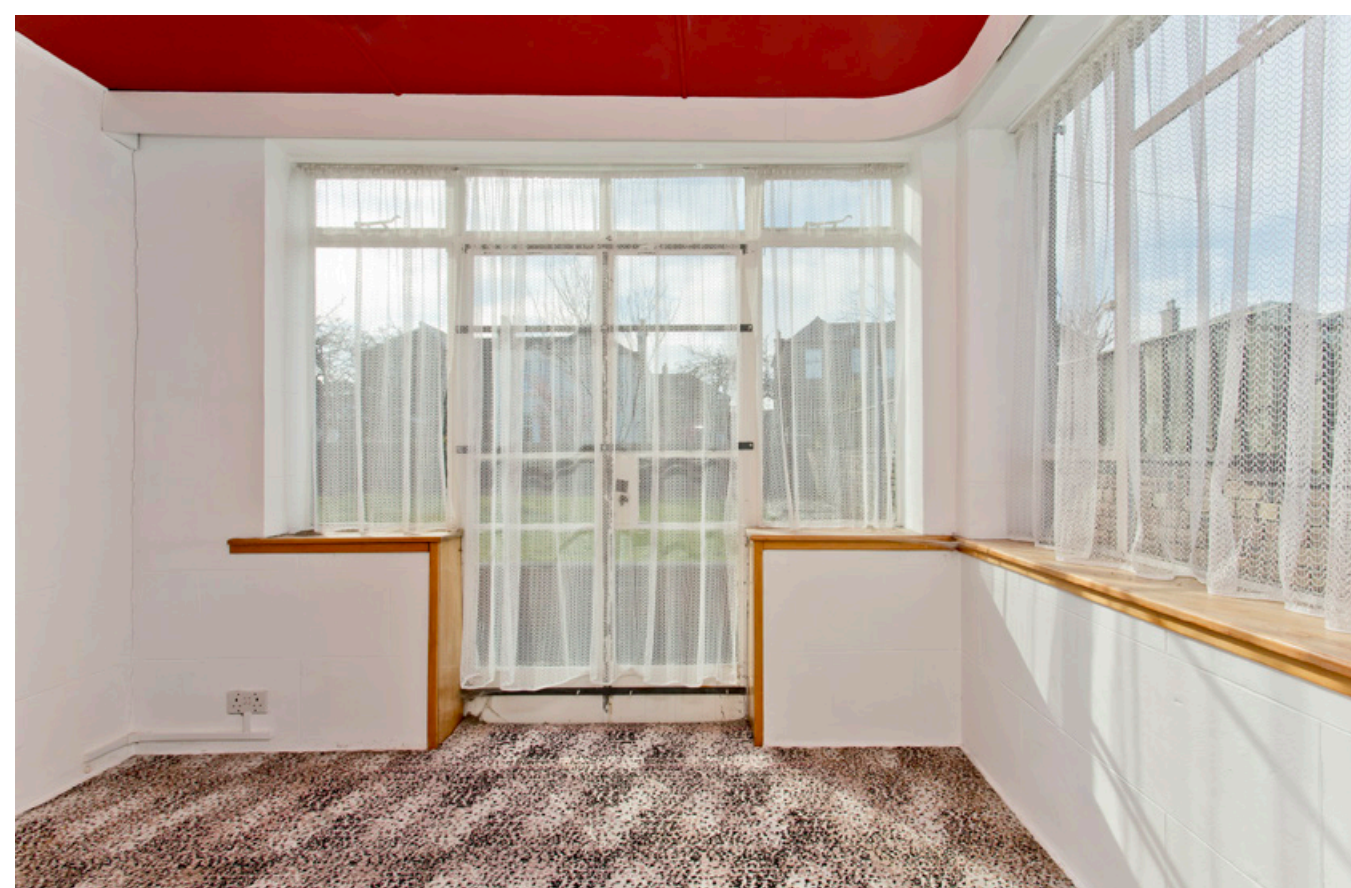
*Four spacious double bedrooms  
and a garden room*

Located throughout the home, the bungalow features four generous double bedrooms that are all bright and airy. They offer a lot of flexibility to suit your lifestyle but require significant renovation. Whether you require tranquil sleeping areas, an inspired home office, or a vibrant space for play and creativity, there is a great foundation on which to build. The principal and third bedrooms also boast bay windows, adding to the light-filled ambience.





*Meanwhile, extending from the second bedroom, there is a dual-aspect garden room, offering a versatile south-facing space that captures a lot of sun. French doors flow from here into the garden, seamlessly blending indoor and outdoor living. Whether used as a reading nook, a place for quiet reflection, or a children's play area, this room adds an extra dimension to the property's appeal.*





# A CONTEMPORARY SHOWER ROOM



Installed in 2019/2020, the shower room has a sleek and contemporary design with easy-to-clean, white wet walling and quality fixtures and fittings. It features a storage-set washbasin and hidden-cistern toilet, as well as a double step-in shower cubicle equipped with an overhead rainfall shower. The property has gas central heating and traditional sash and case windows, with some double glazing as well.

Extras: the property is to be sold as seen, including all fitted floor and window coverings, light fittings, and integrated kitchen appliances.



# GARDEN & PARKING

*A wealth of outdoor space*



The property is flanked by enclosed gardens to the front and rear, both of which are carefully maintained incorporating neat lawns and established planting. Ideal for families, the rear garden is particularly large, enjoying lots of space for outdoor enjoyment, as well as a suntrap, south-facing aspect – perfect for summer entertaining. Private parking is also provided via a gated tandem driveway and a detached single garage, ensuring ease and security for homeowners and visitors alike.





# LIBERTON EDINBURGH



*The area of Liberton, is an established residential area just over three miles from the city centre. The area enjoys lovely green spaces including parks, woodlands, and two burns, one with a nature trail.*





The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

## SCHOOLS

Liberton Primary and St Catherine's RC Primary Schools, Liberton High and Holy Rood RC High Schools, a choice of independent schools nearby, The University of Edinburgh campuses

## CULTURE

Festival Theatre, the Queen's Hall, and Summerhall

## SHOPPING

Nearby convenience stores and supermarkets, and within easy reach of Straiton Retail Park

# #1

A POPULAR AREA WITH FAMILIES AND PROFESSIONALS ALIKE, OFFERING A VILLAGE ATMOSPHERE CLOSE TO THE CITY CENTRE.

## LOCATION



Sought-after area to the south of the city centre, offering easy access to the heart of the capital, as well as the surrounding green belt.

## TRANSPORT



Buses – 7, 31, 37, 47, X62

City centre – 3.1 miles

Edinburgh International

Airport – 10.2 miles



## SPORTS

Braid Hills Golf Course, Swanston Golf Club, Midlothian Snowsports Centre, Eden Rock

## PARKS

Liberton Public Park, Hermitage of Braid and Blackford Hill Nature Reserve, the Pentland Hills





## 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

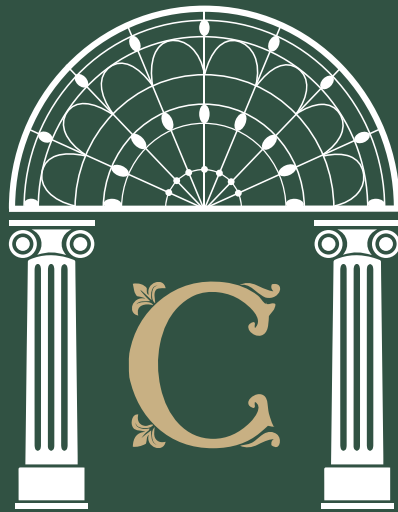
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed 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.