

39 MAIDENCRAIG CRESCENT

BLACKHALL, EDINBURGH, EH4 2BH

This semi-detached 1.5-storey house is situated on a quiet, established street in Blackhall and offers a fabulous open-plan kitchen/living/dining room, a sitting room, five bedrooms, and two bathrooms, plus front and rear gardens, an external office pod, an integral double garage, and a private driveway.




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

TABLE OF CONTENTS



07

Welcome to 39 Maidenraig Crescent

Semi-detached 1.5-storey house in Blackhall with spacious and flexible accommodation

04 Floorplan

06 The property

08 The entrance

11 Reception room

12 Open-plan kitchen



12

Open-plan kitchen



14

The sitting room

14 The sitting room

19 The bedrooms

22 The bathrooms

25 Gardens & parking

28 Blackhall



Property Name

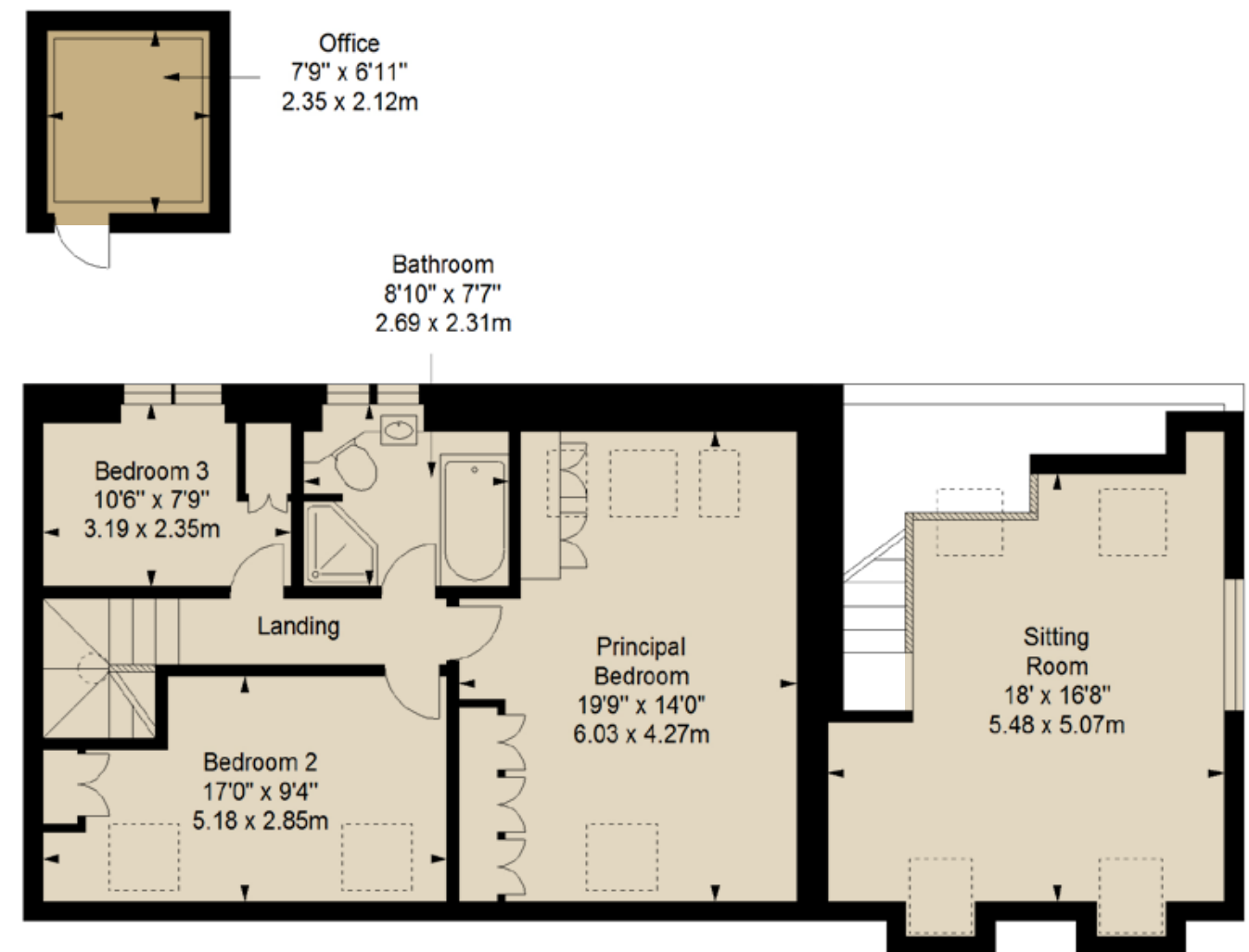
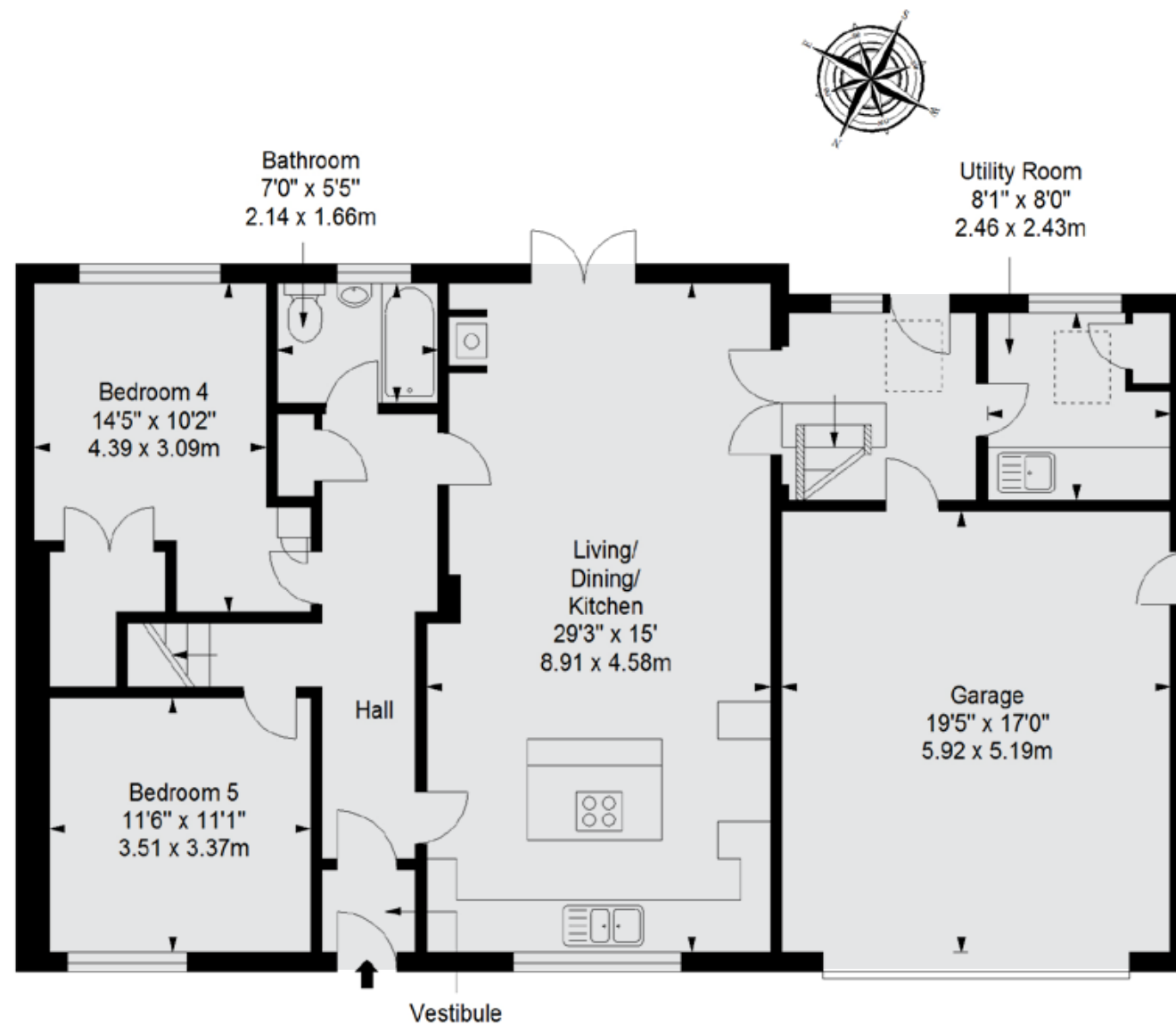
39 Maidenraig Crescent

Location

Blackhall, Edinburgh, EH4 2BH

Approximate total area:

- Ground Floor - First Floor - Office





SEMI-DETACHED 1.5-STOREY HOUSE IN BLACKHALL

This five-bedroom, two-bathroom semi-detached 1.5-storey house in Blackhall represents an ideal family home, with deceptively spacious and flexible accommodation, all enhanced by beautifully presented, tasteful interiors, plus front and rear gardens, an office pod, and excellent private parking. The property lies within enviable easy reach of a wealth of amenities, including shops (Craigleith Retail Park is nearby), schools, transport links, and scenic open spaces such as Ravelston Woods.

GENERAL FEATURES

- Semi-detached 1.5-storey house in Blackhall
- Beautifully presented, modern interiors
- Deceptively spacious, flexible accommodation
- Home Report value - £700,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage
- Fabulous open-plan kitchen/living/dining room
- Spacious, triple-aspect sitting room
- Five versatile bedrooms (four with storage)
- Four-piece family bathroom
- Additional bathroom
- Handy utility room
- Gas central heating system
- Double-glazed windows throughout

EXTERNAL FEATURES

- Front and rear gardens
- Office pod for homeworking
- Integral double garage and private driveway





ENTRANCE

WELCOME TO 39 MAIDENCRAIG CRESCENT

You step through the front door into a practical entrance vestibule, flowing through to a hall with built-in storage. Here, the home's tasteful interiors are introduced, with neutral décor accompanied by warm Karndean flooring.





KITCHEN/LIVING/DINING ROOM



FABULOUS SPACE FOR EVERYDAY LIFE AND ENTERTAINING

This wonderful open space is sure to appeal to families who enjoy spending time together and those who love to entertain and host dinner parties. The kitchen is fitted to one end of the room and comes exceptionally well-appointed with a wide range of taupe and burnt orange-coloured solid pine cabinets, including a central island, spacious solid oak worktops, eye-catching splashback tiling, and Marmoleum flooring. Integrated appliances comprise a double oven, an induction hob, and an extractor hood, whilst a fridge and a freezer are housed neatly within the cabinets. A separate utility room supplements the kitchen and features additional cabinetry, workspace, a sink, and splashback tiling, as well as additional storage and space for laundry appliances.





OPEN-PLAN KITCHEN

Back in the open-plan kitchen, living, and dining room, the other half of the room is fitted with solid maple flooring and offers ample space for a dining table and chairs alongside a lounge area with a log-burning stove and southeast-facing French doors capturing lovely sunshine and opening onto the rear garden.





SITTING ROOM

SPACIOUS & VERSATILE SECOND RECEPTION AREA

The sitting room is approached via a staircase from a back hall with large skylight windows and external access. It provides a wonderfully flexible space with various options for use, including a more informal lounge area for relaxing, a music/hobby room, a children's play room, or a teenager's den.







BEDROOMS

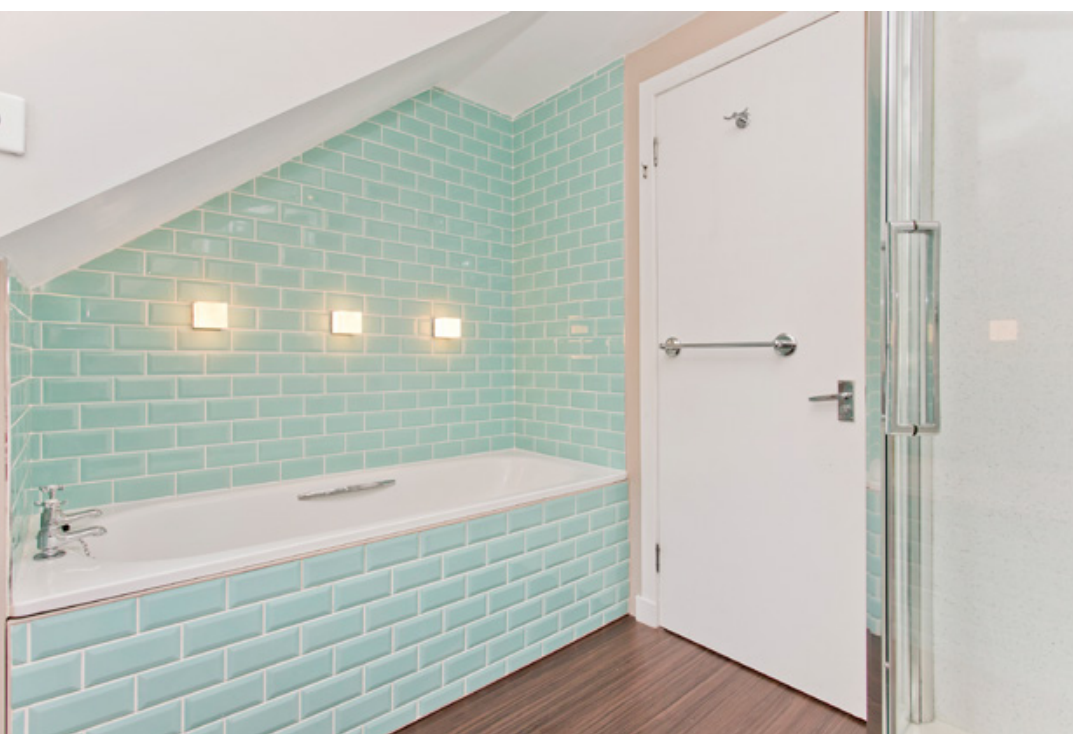
WELL- PRESENTED, TRANQUIL SLEEPING AREAS

The house offers five bedrooms, all enjoying their own unique, tasteful décor, with four fitted with carpets for optimum comfort underfoot. The principal bedroom occupies a particularly spacious footprint and has been equipped with excellent fitted storage, whilst three of the remaining bedrooms also have incorporated storage. One of the bedrooms is a single and has been fitted with a clever space-saving wall-mounted bed and storage unit.





BATHROOMS - TWO STYLISHLY APPOINTED WASHROOMS



There are two bathrooms in the property, one on each floor. The ground-floor bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC, whilst the first-floor bathroom comes complete with on-trend mint-green metro tiled and dusky-pink décor, a bathtub, a separate shower enclosure, a WC, and a basin set into storage.

Gas central heating and double glazing ensure year-round comfort and efficiency.



GARDENS & PARKING



Externally, the house is accompanied by front and rear gardens. The front garden features leafy shrubs and planting, whilst the spacious rear garden boasts a sunny southeast-facing aspect and features lawns, secluded seating areas for outdoor furniture and barbecues, and a fantastic external office pod with heating and an internet connection – ideal for those requiring a quiet space to work or study from home. Excellent off-street parking is provided by an integral double garage (with light and power) and a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances(excluding dishwasher) and freestanding fridge and freezer will be included in the sale. The bike shed is not included, and the hand-painted panels from the principal bedroom won't be included, but will be replaced with standard rattan ones to match the remainder.

FANTASTIC EXTERNAL OFFICE
POD WITH HEATING AND
INTERNET CONNECTION



BLACKHALL, EDINBURGH

POPULAR CHOICE AMONG FAMILIES AND PROFESSIONALS OWING TO ITS TRANQUIL SETTING CLOSE TO BEAUTIFUL PARKS & WOODLAND

Located just two miles northwest of the city centre, Blackhall is a popular choice among families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to cosmopolitan Stockbridge, New Town and the West End.





Residents are spoiled for choice when it comes to everyday services and amenities: the Queensferry Road thoroughfare is lined with independent shops and business, while nearby Craighleith Retail Park is home to several high-street outlets, eateries and a Sainsbury's superstore. There is also a wealth of sport and leisure facilities nearby, particularly at Drum Brae Leisure Centre, which boasts a five-lane swimming pool, a state-of-the-art gym, a fitness class studio and a multi-purpose sports hall. To the west are several prestigious golf courses, including Royal Burgess and Bruntsfield Links Golfing Society. For outdoor enthusiasts, Ravelston Woods, Ravelston Park, The Ryoad Botanic Garden, and Inverleith Park offer no shortage of space to relax and explore, while Corstorphine Hill and Hillwood Park yield stunning views across the city and beyond.

Blackhall falls within the catchment area for highly regarded state schools from infant to senior level, including Blackhall Primary School and The Royal High School. Private childcare facilities, the prestigious ESMS independent schools, and St George's are also available nearby. Blackhall is an ideal choice for commuters into the city centre and beyond thanks to reliable public transport services and road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges.

SCHOOLS

State Schools: Blackhall Nursery, Blackhall Primary School, The Royal High School

Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College), St George's

TRANSPORT

Bus – 13, 16, 41, 43, 54, N55, SKYLINK 200 (to airport)
Tram Stop – Haymarket (1.8 miles)
Train Station – Edinburgh Haymarket (1.8 miles)
Airport – Edinburgh International (6.4 miles)

SHOPPING

Excellent independent retailers and businesses on Queensferry Road, as well as large high-street outlets, eateries and a Sainsbury's superstore at Craighleith Retail Park.

#1

A SUBURBAN IDYLL ENVELOPED BY AREAS OF OUTSTANDING NATURAL BEAUTY, JUST TWO MILES FROM THE CITY CENTRE

LOCATION



2 miles northwest of Edinburgh City Centre

CULTURE



Scottish National Gallery of Modern

Art One & Two,

Edinburgh Zoo,

Murrayfield Stadium



SPORTS

Drum Brae Leisure Centre, ESMS Sports Centres, Blackhall Lawn Tennis Club, various golf clubs

FOOD & DRINK

Wide range of cafes, bistros, takeaways, traditional pubs and family restaurants nearby.

PARKS

Ravelston Woods Local Nature Reserve, Ravelston Park, Corstorphine Hill, Hillwood Park, Royal Botanic Garden and Inverleith 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

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ
0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK
INFO@CULLERTONSPROPERTY.CO.UK



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

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.