

33 SEAFORTH DRIVE

BLACKHALL, EDINBURGH, EH4 2BZ

Welcome to an exceptional four-bedroom end-terrace house that is finished to impressive standards, providing a traditional home with a lot of space and immaculate modern interiors.





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

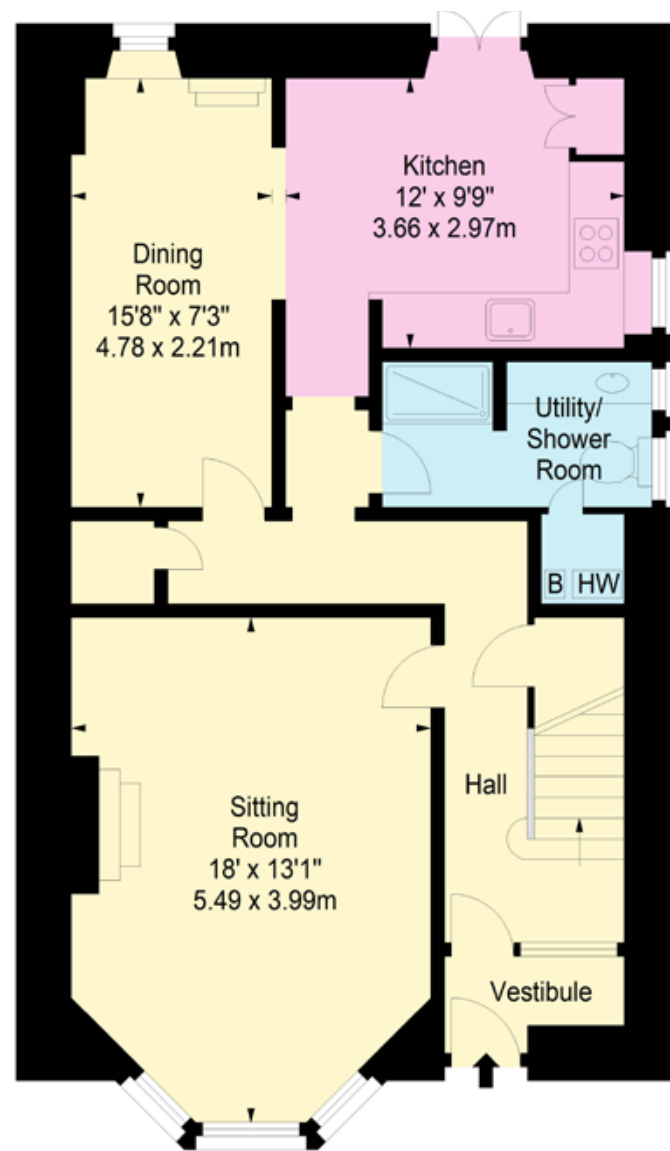
33 Seaforth Drive

Location

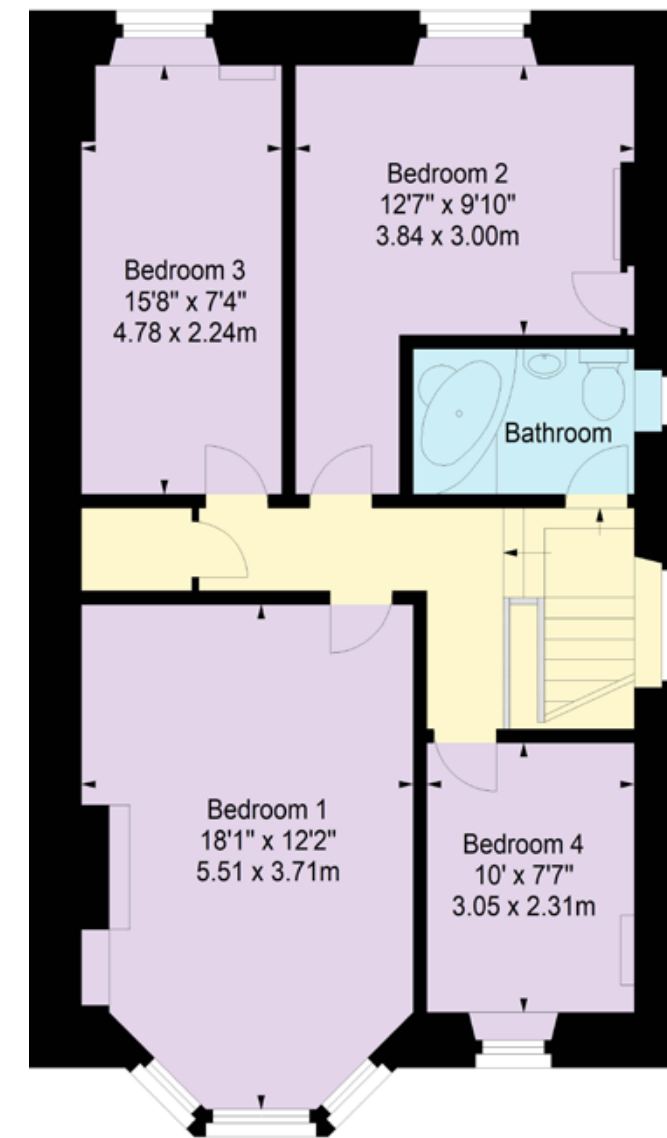
Edinburgh, EH4 2BZ

Approximate total area:

133.13 sq. metres (1433 sq. feet)



Ground Floor



First Floor



Traditional & spacious

four-bedroom end-terrace house

A traditional four-bedroom end-terrace house in sought-after Blackhall, offering a tantalising combination of period architecture and original features coupled with modern sensibilities. This southeast-facing home further boasts carefully curated interior design which complements the historic character of the property, whilst adding to the bright and airy ambience that is created by the spacious rooms with high ceilings. Adding to its allure, it also benefits from two reception areas, a well-appointed kitchen, a bathroom, and a utility/shower room. Furthermore, the home has a delightful rear garden that is ideal for families.

General features

- A traditional end-terrace house in Blackhall
- Spacious accommodation with high ceilings
- Carefully curated interiors with period features
- Finished to high standards throughout
- Home Report value - £725,000 | EPC Rating - E

Accommodation features

- Traditional vestibule and hall with storage
- Elegant sitting room with a bay window
- Dining room with open access to the kitchen
- Well-appointed kitchen with garden access
- Separate utility room/three-piece shower room
- Naturally-lit landing with an airing cupboard
- Three bright double bedrooms
- One versatile single bedroom/home office
- Three-piece bathroom with a corner bath

External features

- Low-maintenance front garden
- Fully-enclosed rear garden with a neat lawn
- Unrestricted on-street parking



Welcome inside

33 Seaforth Drive

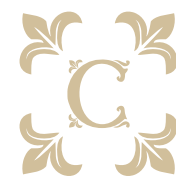


Nestled behind a low-maintenance front garden dotted with colourful plants, the home has a lovely façade that invites you inside. Stepping through the front door, you are welcomed by a traditional vestibule flowing through to a hall with a charming stained-glass window and practical storage. With its sumptuous decoration, it is clear from the outset the home is of a high standard.



Elegant

sitting room with a
bay window



Brimming with elegance and laid with a plush carpet

The two reception rooms continue the hall's beautiful décor, creating an inviting environment that is easy to style. Brimming with elegance and laid with a plush carpet, the sitting room is the place to relax and socialise. It has a spacious footprint and is fronted by a southeast-facing bay window for a cascade of natural light throughout the entire day. The space is further elevated by ornate cornice work and a picture rail, highlighting the lofty dimensions. It also has an exquisite feature fireplace as a focal point for furniture arrangements.



Perfect

for family meals and entertaining



*Dining room with open
access to the kitchen*

Meanwhile, the dining room is laid with wooden floorboards for ease of maintenance. It has a handsome feature fireplace as well, and is perfect for family meals and entertaining, especially as it opens out into the adjacent kitchen.



Attractive

well-appointed kitchen

The kitchen has a well-appointed design and an attractive colour palette, pairing cream-coloured cabinets with wooden trims and wooden worktops. It is an effective look, which is enhanced by the sleek splashback tiles. It incorporates a Belfast sink, an integrated double oven and gas hob, and additional freestanding appliances. Furthermore, French doors extend the space out into the rear garden for summer barbecues. A neighbouring utility room/shower room provides a discreet setting for laundry.





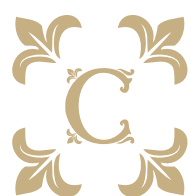
Four light and airy Bedrooms

The four bedrooms are on the first floor, off a naturally-lit landing with an airing cupboard. Every room is presented in crisp white, with soft carpeting for maximum comfort and a feature fireplace for added decoration. The second and third bedrooms are doubles, whereas the fourth bedroom is a versatile single that is currently arranged as an office, showcasing the home's flexibility.





A southeast-facing bay window that frames delightful leafy views



An expansive principal suite

With its expansive footprint, the principal bedroom stands out, providing the owners with lots of space. It benefits from a shelved recess for display items and is highlighted by intricate cornicing and a picture rail. It also has a southeast-facing bay window that frames delightful leafy views.





Bathrooms

A bathroom and a shower room

Combined with a utility area, the ground-floor shower room provides additional practicality and a three-piece suite. Another three-piece bathroom serves the first floor, coming equipped with a toilet, a pedestal washbasin, and a corner bath - all enveloped in white tiles.

The property has gas central heating for warmth and traditional sash and case windows for a flood of daily light.





An idyllic ambience

In addition to the front garden, the home has a well-maintained rear garden that is enclosed by a high wall for safety and privacy – perfect for families. It features a neat lawn and a patio, as well as mature plants which add to the idyllic ambience. Conveniently, parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.





Blackhall

A tranquil setting close to beautiful parks and 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 and Ravelston 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 and the prestigious ESMS independent schools 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, St David's RC Primary School, St Augustine's RC Secondary School

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

CULTURE

Scottish National Gallery of Modern Art One & Two, Edinburgh Zoo, Murrayfield Stadium

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

TRANSPORT



Bus – 13, 17, 24, 38, 43, 47, X54, X55, X58

Tram Stop – Haymarket (2 miles)

Train Station – Edinburgh Haymarket (2 miles)

Airport – Edinburgh International (6.2 miles)



SPORTS

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



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.

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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.