

10 CASTLE GOGAR RIGG

CASTLE GOGAR, EDINBURGH, EH12 9FP



CULLERTON'S

Exquisite

ARCHITECT-DESIGNED HOUSE



TABLE OF CONTENTS



08

WELCOME TO 10 CASTLE GOGAR RIGG
An exquisite architect-designed house over 7,000 sq. feet

06	Floorplan
08	The property
13	The entrance
14	Reception rooms
26	Dining kitchen
32	Formal dining room
26	The landing



20
A CURVED DRAWING ROOM



41
FIVE DOUBLE BEDROOMS

39	The office
41	The bedrooms
50	The bathrooms
52	Gardens & parking
62	The location
64	Amenities





Property Name

10 Castle Gogar Rigg

Location

Castle Gogar, Edinburgh, EH12 9FP

Approximate total area:

652.9 sq. metres (7027.9 sq. feet)

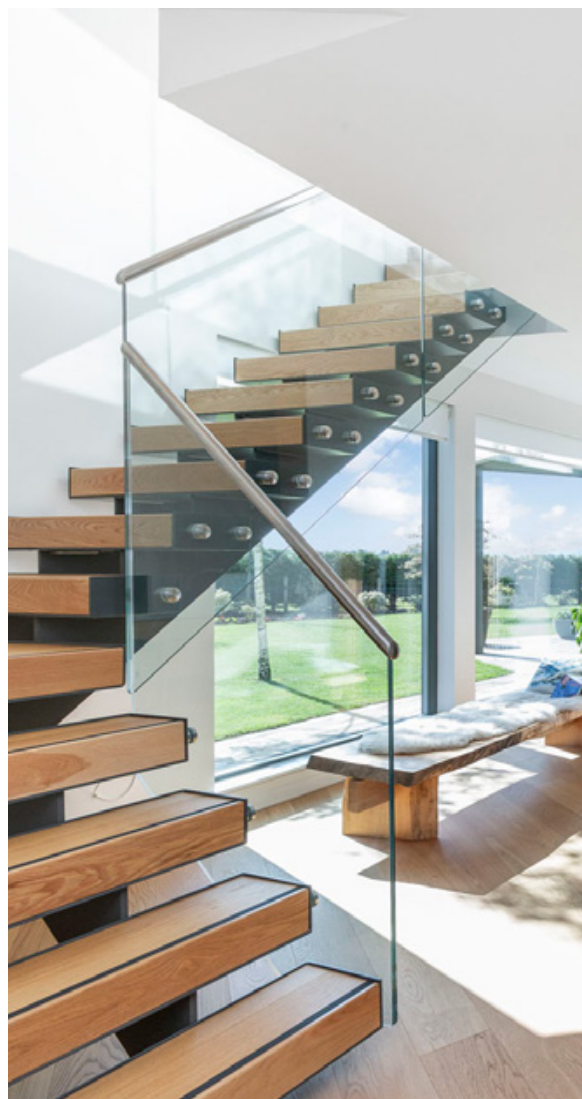
 - Ground Floor  - First Floor  - Summerhouse



P Welcome

TO 10 CASTLE GOGAR RIGG

Privately situated in an exclusive, gated community is 10 Castle Gogar Rigg: an exquisite architect-designed house blending the best of contemporary design and technology with stylish family living. Spanning over 7,000 sq. feet, the striking modernist detached house boasts five impressive reception spaces, five en-suite double bedrooms, multiple balconies and terraces, landscaped wrap-around gardens with outdoor entertainment space, plus a gated drive and triple garage.



GENERAL FEATURES

- Exquisite architect-designed house over 7,000 sq. feet
- Part of a small, exclusive gated community
- Luxury fittings and state-of-the-art integrated technology
- Beautifully landscaped garden grounds with multiple terraces
- Electric, gated drive and triple garage
- Within walking distance of the tram stop
- Home Report value - £1,800,000 | EPC Rating - A

ACCOMMODATION FEATURES

- Impressive double-volume reception hall with cloak area and WC
- Curved drawing room with floor-to-ceiling glazing and garden access
- Semi-open-plan sitting and living room with fireplace and double-volume ceiling
- Double-aspect formal dining room with garden access and store room
- Magnificent bespoke kitchen with dining area and bi-fold doors to the terrace
- Large utility room leading from the kitchen
- First-floor lounge overlooking the ground floor reception areas
- Principal suite with large dressing room and spectacular en-suite bathroom
- Four further double bedrooms, all with wardrobes and stylish en-suites
- Multiple ancillary rooms and excellent storage throughout



AN EXCLUSIVE GATED DEVELOPMENT

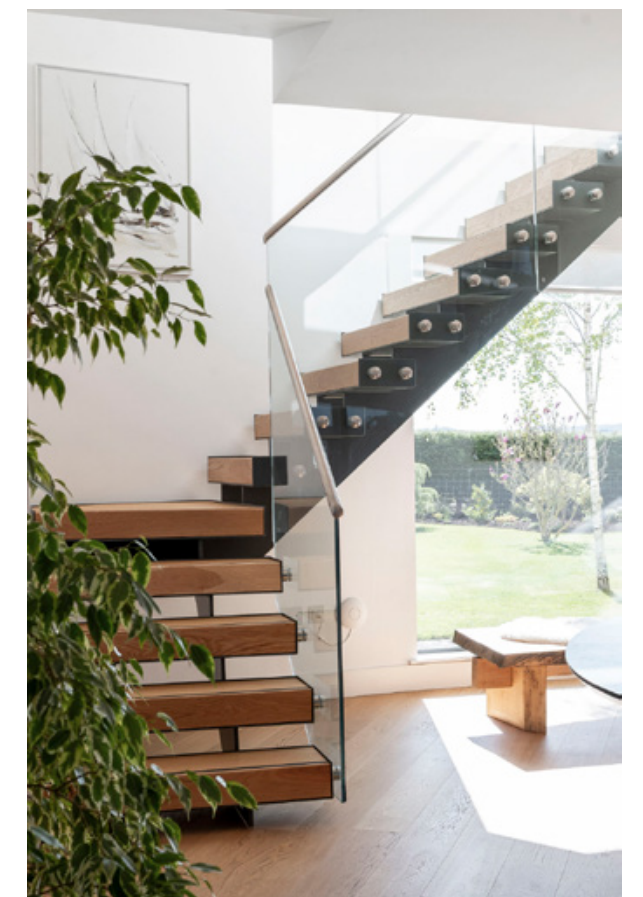
A long and private tree-lined drive snakes through woodland and over a small stone bridge, leading to Castle Gogar Rigg - an exclusive gated development in the former grounds of Castle Gogar. Consisting of a small number of executive homes - all in white render - the impressive development sits against a green backdrop of lush garden grounds and delightful open countryside.

WELCOMING

YOU INSIDE



From the moment you step into the striking reception hall, a sense of space and architectural finesse is immediately apparent. A bespoke cantilevered staircase framed by glass balustrades forms the centrepiece, while full-height windows offer uninterrupted views across manicured lawns and countryside beyond, flooding the space with natural light.



Lifting

SENSE OF SCALE

EXCEPTIONAL *Spaces*

Pocket doors allow the reception hall to open and flow freely into the magnificent sitting and living room, where a soaring double-height ceiling and gallery landing create an uplifting sense of scale. An inviting stove, set into a semi-partition wall, creates two distinct spaces: a more formal sitting room with double-volume ceiling, and a cosy family/living room. These exceptional spaces are both framed by tall sliding doors that open onto an expansive terrace, seamlessly blending indoor and outdoor living and entertainment.





A MASTERCLASS

IN CONTEMPORARY SOPHISTICATION

Hidden pocket doors allow the adjoining drawing room to either form part of the living space for large gatherings or be utilised as a completely separate, refined reception room. The drawing room is a masterclass in contemporary sophistication.



A GRACEFUL *curved design*

ts graceful curved design mirrors the sweep of the garden, wrapping around a central seating area arranged beneath a wall of floor-to-ceiling glazing. Polished oak floors, soft layered lighting, and a statement bar with illuminated shelving and wine storage make this an ideal setting for both relaxed evenings and elegant entertaining. Whether hosting guests or enjoying quiet reflection, these beautifully crafted spaces provide a luxurious backdrop for modern family living. As in the rest of the reception spaces, the property benefits from electronic blinds and curtains.



CURVED DRAWING ROOM WITH FLOOR-TO-CEILING GLAZING AND GARDEN ACCESS





The heart of the home is a showstopping open-plan dining kitchen that exemplifies contemporary design and lifestyle functionality. Framed by walls of bespoke dark cabinetry, the kitchen features a full suite of high-specification Miele appliances, including ovens, induction hob, integrated fridge and freezer, and a separate Liebherr wine cooler.



SHOWSTOPPING

The vast central island, with breakfast bar seating and a seamless quartz worktop, anchors the space and provides an informal gathering point for family and friends. Adjacent to the main kitchen is a generous dining area with ample room for more relaxed daily dining. Floor-to-ceiling glass doors fold away entirely, blurring the line between interior and exterior. Outside, a large stone terrace unfolds – ideal for alfresco dining, morning coffee, or evening drinks beneath the open sky. This carefully planned space ensures seamless transitions between cooking, dining, and entertaining, both indoors and out.



SLEEK & FUNCTIONAL

Utility room

Discreetly accessed from the kitchen, the utility room offers a sleek and highly functional space for laundry and household tasks. Matching the high specification of the main kitchen, it features a full complement of glossy white cabinetry, premium work surfaces, and ample space for laundry appliances. A side door, leading from the kitchen provides practical access to the outdoors - ideal for muddy boots, pets, or everyday comings and goings.

The ground floor accommodation is completed by a series of thoughtfully designed ancillary spaces that enhance the home's practicality and flow. These include a spacious cloakroom and a guest WC, both discreetly positioned off the reception hall, as well as two useful store rooms and a secondary WC.





A FORMAL

DINING ROOM

From the central reception hall, a single glazed door with an elegant oak frame leads into a beautifully appointed formal dining room. The room is generously proportioned to accommodate a large dining table, with ample room for twelve or more guests. Oak flooring defines the space with warmth and colour, complemented by clean white walls framing tall picture windows, from where light pours in, while glazed doors provide direct access to the garden.

A GALLERIED LANDING

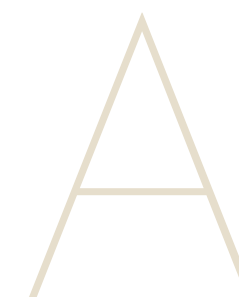
The first floor can be accessed from two staircases, one leading from the reception hallway and a second from the generous inner hallway. The first floor opens onto a wide galleried landing, framing views across the living space below and out towards the surrounding countryside. The sense of light and proportion continues upstairs, where glazed windows and skylights allow natural light to flood in.



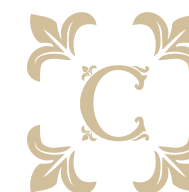




THE LOUNGE



At the heart of the upper floor is a large lounge, currently utilised as a home office (with a seating area), where twin windows look out to a wide balcony spanning the rear of the house - a further reminder of the home's harmonious connection with its landscape. This flexible family space overlooks the internal void, keeping it partly connected to the ground floor reception rooms. Whether used as a home office, library or teenage retreat, it adds valuable versatility to the layout.

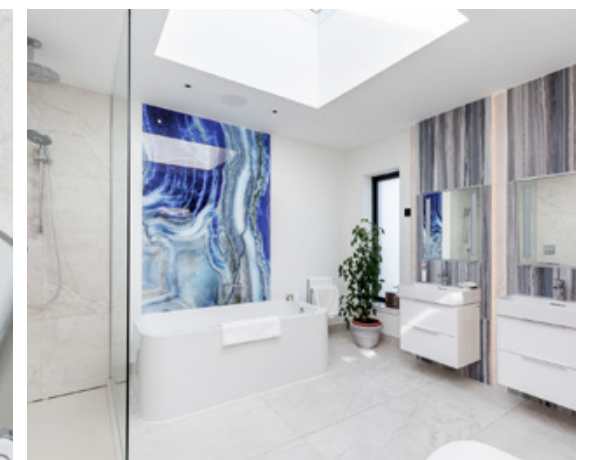


PRINCIPAL Suite

T

he first floor houses five individually styled and generous double bedrooms, each enjoying luxury en-suite facilities and carefully curated interior design. The principal bedroom suite is a sanctuary of calm and comfort, beautifully appointed to deliver both privacy and indulgence. A wall of bespoke botanical mural sets a tranquil tone, complemented by soft textures underfoot and expansive glazing that frames leafy views across the grounds. A dedicated sitting area is perfect for relaxing or a morning coffee, while the walk-through dressing room features elegant fitted wardrobes with glass-fronted doors, integrated lighting, and a bespoke vanity station beneath a skylight.

The en-suite bathroom is truly exceptional: a contemporary retreat defined by its bold feature wall of backlit agate-effect stone and a skylight overhead that floods the space with natural light. The en-suite consists of a freestanding bath, a large walk-in shower with dual Grohe rainfall fittings, and twin basins with illuminated mirrors to complete the spa-like experience.



A SANCTUARY OF
CALM AND COMFORT





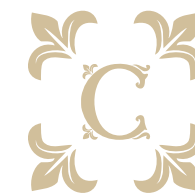
THE SECOND SUITE

Positioned to enjoy glorious views across open countryside from its own private balcony, the second bedroom suite is also spacious and tranquil retreat. The interiors are bright and thoughtfully styled, with soft-toned carpeting and a statement floral feature wall adding warmth and character.

A bank of bespoke built-in wardrobes offers generous concealed storage, while the luxurious en-suite bathroom is finished to an exceptional standard. Here, a deep freestanding bath is framed by a dramatic antique-mirrored alcove, with an oversized walk-in shower, contemporary sanitaryware, and underfloor heating completing this sophisticated suite. Ideal as a guest bedroom or a luxurious second principal, this room offers both refinement and privacy.

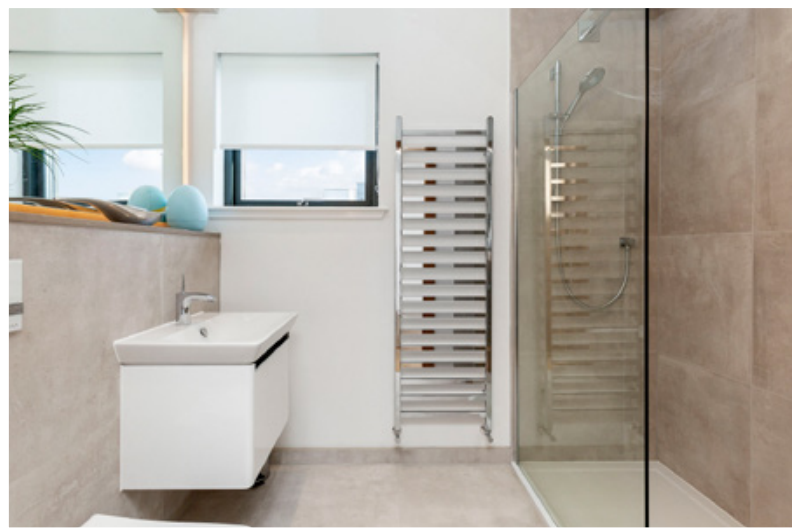


SUITE THREE & FOUR



ALL WITH WARDROBES AND STYLISH EN-SUITES

The third and fourth bedroom suites, with mirror footprints, both feature large picture windows, built-in wardrobes, and beautifully tiled en-suites with walk-in showers and high-end sanitary ware.



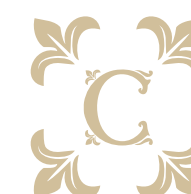
THE GUEST *Suite*

The last of the five suites is set separately from the rest of the bedrooms, making it ideal for guests or older children. Accessed via its own snug area, this spacious double bedroom also features built-in wardrobes, in addition to a stylish en-suite shower room and direct access to the large balcony.



STYLISHLY

APPOINTED WASHROOMS



ALL THE
BATHROOMS
ARE FINISHED
TO EXCEPTIONAL
STANDARDS

BEAUTIFULLY *landscaped garden grounds*





UNPARALLELED

INDOOR AND OUTDOOR LIFESTYLE

his family home has been designed for entertaining! With multiple rooms flowing from the house into different terraces and garden spaces, the house offers an unparalleled indoor and outdoor lifestyle.

The front gardens have been landscaped to include large terraces for outdoor dining, as well as garden grounds laid to lawn. The maturing gardens have been beautifully stocked with a range of trees, shrubs and flowering plants, settling into their environment and offering fragrance and colour.

Electric access gates open to a vast paved driveway allowing parking for multiple vehicles, which in turn leads to a triple-sized garage with rear garden access.



STYLISH

Outdoor pod

The extensive gardens have been meticulously landscaped into distinct zones, each with privacy and its own identity. The lawned west-facing garden hosts a covered terrace, as well as a stylish outdoor pod, called the Port Hoose - currently used as a bar with integrated shelving and seating area - perfect for summer hosting, no matter what the weather! It overlooks open countryside and bathes in warm sunshine throughout the day.







The location

Tucked at the end of a tree-lined private road, seemingly worlds from the hustle and bustle, the Castle Gogar Rigg development enjoys a unique setting on the western outskirts of the capital, offering a reassuringly secure setting within a luxury, gated development.



The development's position offers surprising seclusion whilst also being exceptionally well connected. Accessible from the A8 between the City Centre and Edinburgh City Bypass, it is just five minutes' drive from Edinburgh International Airport and the Edinburgh Gateway interchange, and is also ideally placed for Edinburgh's dense network of cycle routes, making traveling across the city (and further afield) on two wheels all the more appealing. The nearest tram stop at Gogarburn is a mere two-minute stroll from the private road end, where there is ample car parking within the grounds, offering fantastic swift links to the airport, or in the opposite direction all the way through the city centre to Newhaven. Nearby Gyle Shopping Centre and Hermiston Gait Retail Park are home to a fantastic selection

of high-street retailers and family restaurants, as well as several major supermarkets, such as Marks & Spencer and Morrisons. For a more upmarket shopping experience, the city centre is well-known for its outstanding shopping and offers a wide range of designer stores, boutiques, and independent retailers. As well as this, the city centre is home to a wonderfully diverse collection of cultural and entertainment venues, bars, restaurants, and nightlife, ensuring there is something for everyone. For those who enjoy keeping fit, there is a Livingwell Health Club within DoubleTree by Hilton Hotel at the airport, whilst a number of other gyms, fitness facilities, and sports groups can be found within east driving distance.

Amenities



EDINBURGH TRAM LINE

- **EDINBURGH AIRPORT** - 7 MINUTES JOURNEY
- INGLISTON PARK & RIDE
- **GOGARBURN** - TRAMS RUN EVERY 7 MINUTES
- EDINBURGH GATEWAY
- GYLE CENTRE
- EDINBURGH PARK CENTRAL
- EDINBURGH PARK STATION
- BANKHEAD
- SAUGHTON
- BALGREEN
- MURRAYFIELD STADIUM
- **HAYMARKET** - 20 MINUTES JOURNEY
- WEST END
- PRINCES STREET
- **ST. ANDREW SQUARE** - 30 MINUTES JOURNEY
- PICARDY PLACE
- MCDONALD ROAD
- BALFOUR STREET
- FOOT OF THE WALK
- THE SHORE
- PORT OF LEITH
- OCEAN TERMINAL
- **NEWHAVEN** - 50 MINUTES JOURNEY

For an invigorating round of golf, several golf clubs are easily accessible, including Turnhouse Golf Club, Gogarburn Golf Club, and The Royal Burgess Golfing Society. The city’s cherished green spaces can also be reached easily from the development, with the coast also just a 16-minute drive away. Schooling is well catered for in the area, with the property falling within the catchment area for Corstorphine Primary School and Craigmount High, whilst the capital’s fine independent options are nearby, including Clifton Hall, Cargilfield School, the ESMS schools, and St George’s.

GOGARBURN GOLD CLUB

SCHOOLS

State: Corstorphine Primary, Fox Covert RC Primary, Craigmount High, St Augustine’s RC High

Independent Schools: Clifton Hall, Cargilfield School, ESMS Schools, St George’s School for Girls

CULTURE

RZSS Edinburgh Zoo in Corstorphine, various events and exhibitions at Royal Highland Centre

SHOPPING

The Gyle Shopping Centre and Hermiston Gait Retail Park

#1

ENCHANTING SEMI-RURAL ESCAPE WITH OUTSTANDING LINKS TO THE CITY CENTRE AND EDINBURGH AIRPORT

LOCATION



Idyllic semi-rural setting on the western outskirts of Edinburgh

TRANSPORT



Bus: 20, 24, 25, 38, 63, X12, X18, N22, 200/400 Skylink, 275, 300, 900

Tram Stop: Gogarburn (500 yards)

Train Station: Edinburgh Gateway (700 yards)

Edinburgh International Airport (1000 yards)



SPORTS

David Lloyd Corstorphine, outdoor pursuits and country sports, various prestigious golf clubs

PARKS

Enveloped by open green fields and just a short drive from picturesque Cramond Beach

FOOD & DRINK

Family restaurants at The Gyle and Hermiston Gait, traditional pubs and bars in Corstorphine



CULLERTON'S

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