

# CRAIGIEVAR GUEST HOUSE

112 GLASGOW ROAD, CORSTORPHINE, EDINBURGH, EH12 8LP

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*A fully licensed guest house that could also become an outstanding family home, this deceptively spacious detached bungalow in sought-after Corstorphine has been extended to provide six double bedroom suites, each with its own en-suite shower room or bathroom, as well as an additional shower room and guest WC. Two bright kitchens offer external access, one flowing directly into a generous south-facing reception room. The home is completed by ample private parking and a securely enclosed rear garden.*







— The property expert behind the personalised service  
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

*Mark Cullerton*

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## Property Name

Craigievar Guest House

## Location

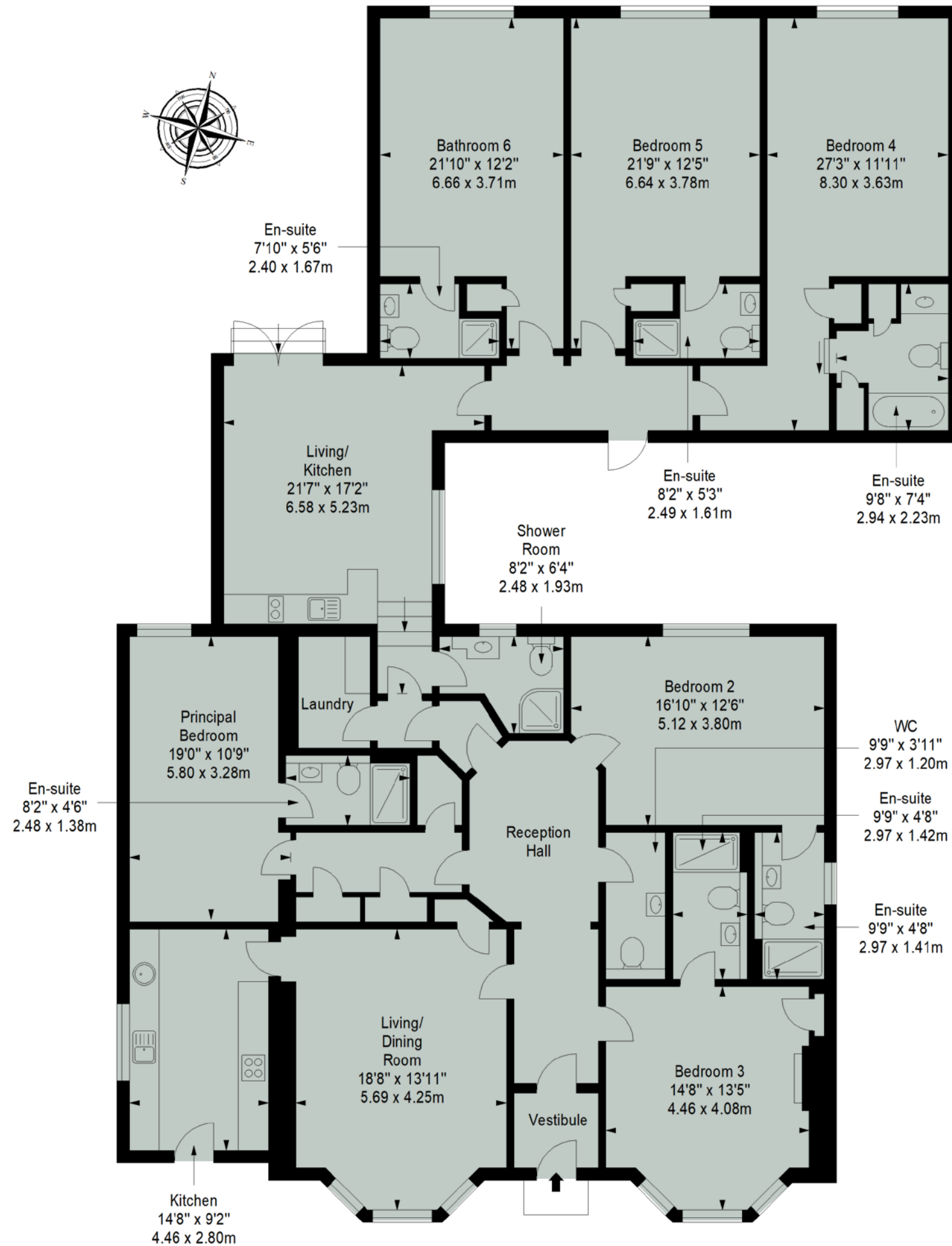
Corstorphine, EH12 8LP

## Approximate total area:

268.2 sq. metres (2886.9 sq. feet)



Ground Floor





# A FULLY LICENSED GUEST HOUSE

*that could also become an outstanding family home*



Offering over 2,880 sq. ft. of inviting interiors, this sizeable detached bungalow is a rare find in one of the capital's most desirable suburbs. The property is finished in a cohesive, modern style with a soft grey colour scheme and tasteful contemporary fittings throughout. Its generous footprint and flexible layout offer exciting potential—whether as a continued hospitality venture (fully licensed) or a comfortable home ideal for multi-generational family living.

Well-positioned for easy access to Edinburgh Airport, the city bypass, and motorway links, Craigievar Guest House also benefits from excellent local amenities, including rail connections and highly regarded schools. Open green space on the doorstep further enhances the appeal of this sought-after location.

## GENERAL FEATURES

- Highly desirable address with excellent travel connections
- Substantial detached and extended bungalow
- Versatile modern interiors
- Licensed hospitality venture or potential generous family home
- Home Report value - N/A
- EPC Rating - C

## ACCOMMODATION FEATURES

- Entrance vestibule and hall with guest WC
- South-facing living/dining room with kitchen access
- Main south-facing kitchen with driveway access
- Second bright kitchen/living area with garden access
- Peaceful principal suite with storage and en-suite shower room
- Five further double bedrooms (four with storage)
- Four further en-suite shower rooms
- One en-suite bathroom with shower-over-bath
- Additional shower room off the hall
- Practical laundry off the hall
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Secure garden with secluded seating areas and a shed
- Generous private driveway





# ENTRANCE VESTIBULE

*and hall with guest WC*

An entrance vestibule and stylishly carpeted reception hall create an elegant introduction to the home.





# SUN-FILLED RECEPTION ROOM

*with direct kitchen access*

Immediately to the left, a spacious living room features a south-facing bay window that floods the room with natural light. This flexible space can comfortably accommodate a range of seating and dining arrangements, with a warm oak-inspired floor adding a practical finish. The room also enjoys direct access to the main kitchen.



# MAIN SOUTH-FACING KITCHEN

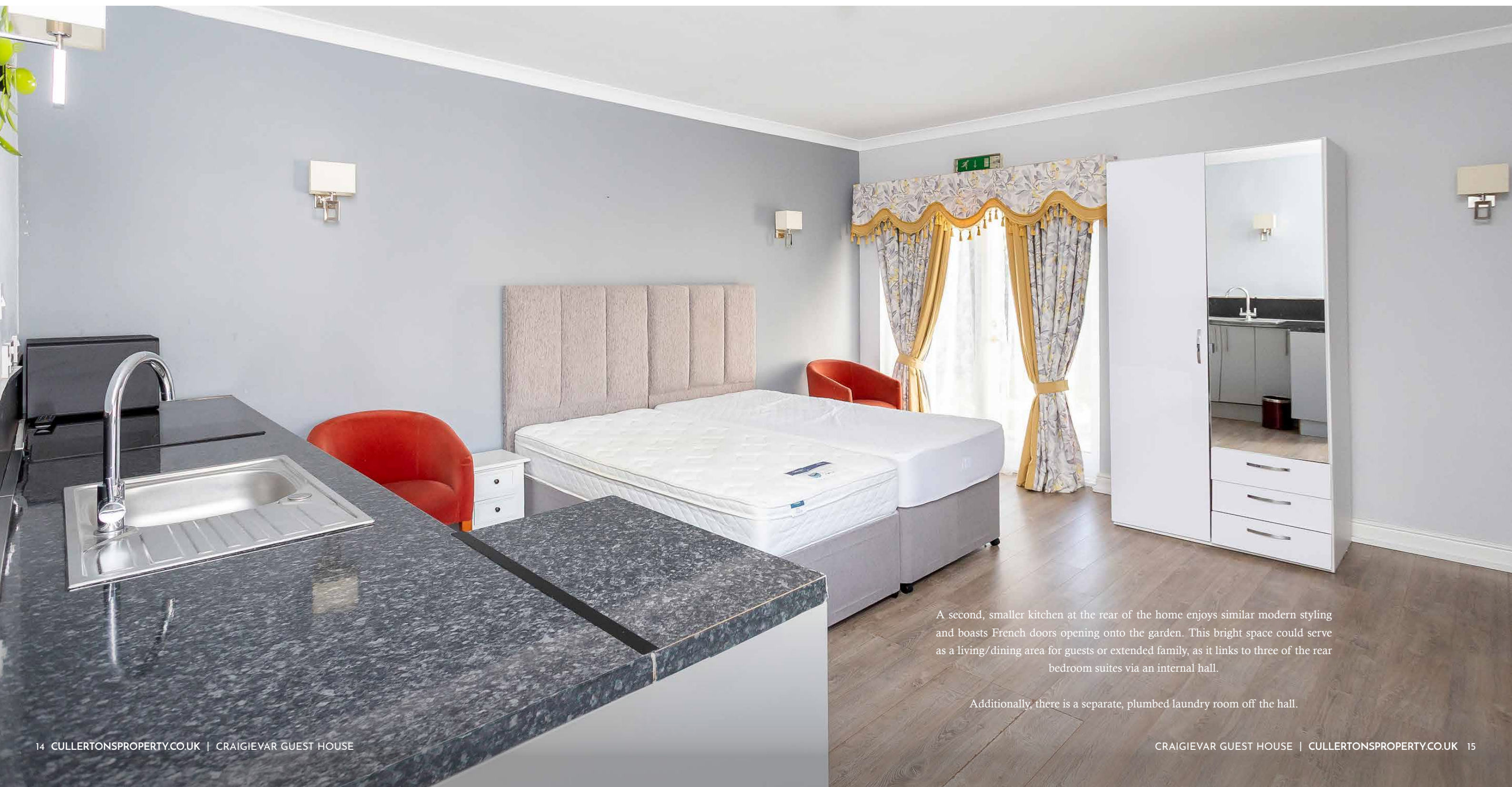


## TWO MODERN KITCHENS *offering outdoor access*

The main kitchen, positioned off the living room, shares the same sunny aspect and contemporary flooring. It features an extensive range of dove-grey cabinets, generous worktops, and a stylish tiled splashback. Integrated appliances include a gas hob and oven, while a freestanding dishwasher and driveway entrance add extra convenience.



*Second bright*  
KITCHEN/LIVING AREA



A second, smaller kitchen at the rear of the home enjoys similar modern styling and boasts French doors opening onto the garden. This bright space could serve as a living/dining area for guests or extended family, as it links to three of the rear bedroom suites via an internal hall.

Additionally, there is a separate, plumbed laundry room off the hall.





# PEACEFUL PRINCIPAL SUITE

*with storage and en-suite shower room*



Overlooking the garden with exceptional privacy, the generous, carpeted principal bedroom boasts built-in storage and an en-suite shower room.







# FIVE FURTHER DOUBLE BEDROOMS

*(four with storage)*

Five further well-sized double bedrooms are carpeted, four feature built-in storage and most benefit from a rear-facing position.







# FOUR FURTHER EN-SUITE SHOWER ROOMS

*and one en-suite bathroom with shower-over-bath*



In addition to the principal en-suite, there are four further en-suite shower rooms, plus a separate shower room and guest WC off the hall. One bedroom suite features a bathroom with a bath and overhead shower, and plentiful storage for toiletries is provided.











# SECURE GARDEN

*and generous private parking*

The leafy, enclosed rear garden provides a safe outdoor space, particularly appealing to those with children or pets. A bordered lawn features; alongside sheltered seating areas and a shed for handy storage.



To the front, a large mono-block driveway provides ample off-street parking for several vehicles.



# THE LEAFY, ENCLOSED REAR GARDEN

*provides a safe outdoor space*





# CORSTORPHINE, EDINBURGH

*Corstorphine thoroughly deserves  
its reputation as a desirable and  
well-connected residential area*

## SCHOOLS

State Schools: Corstorphine Primary  
School and Nursery, Craigmount  
High School

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

## CULTURE

Edinburgh Zoo,  
Murrayfield Stadium

## SHOPPING

Wide-ranging  
independent shops, big-  
name supermarkets,  
Gyle shopping centre

# #1

A WELL-CONNECTED SUBURB,  
ENJOYING BEAUTIFUL SCENIC  
NATURE AND OUTSTANDING  
SHOPPING

## LOCATION



3.8 miles west of  
Edinburgh City Centre

## PARKS

Corstorphine Hill  
Local Nature  
Reserve

## TRANSPORT



Bus – X38, X19, 12, 26,  
31, N26, 100 Airlink

Tram Stop – Saughton  
(0.9 miles)

Train Station – South  
Gyle/Edinburgh  
Gateway (1.6 miles)

Airport – Edinburgh  
International (4.3 miles)



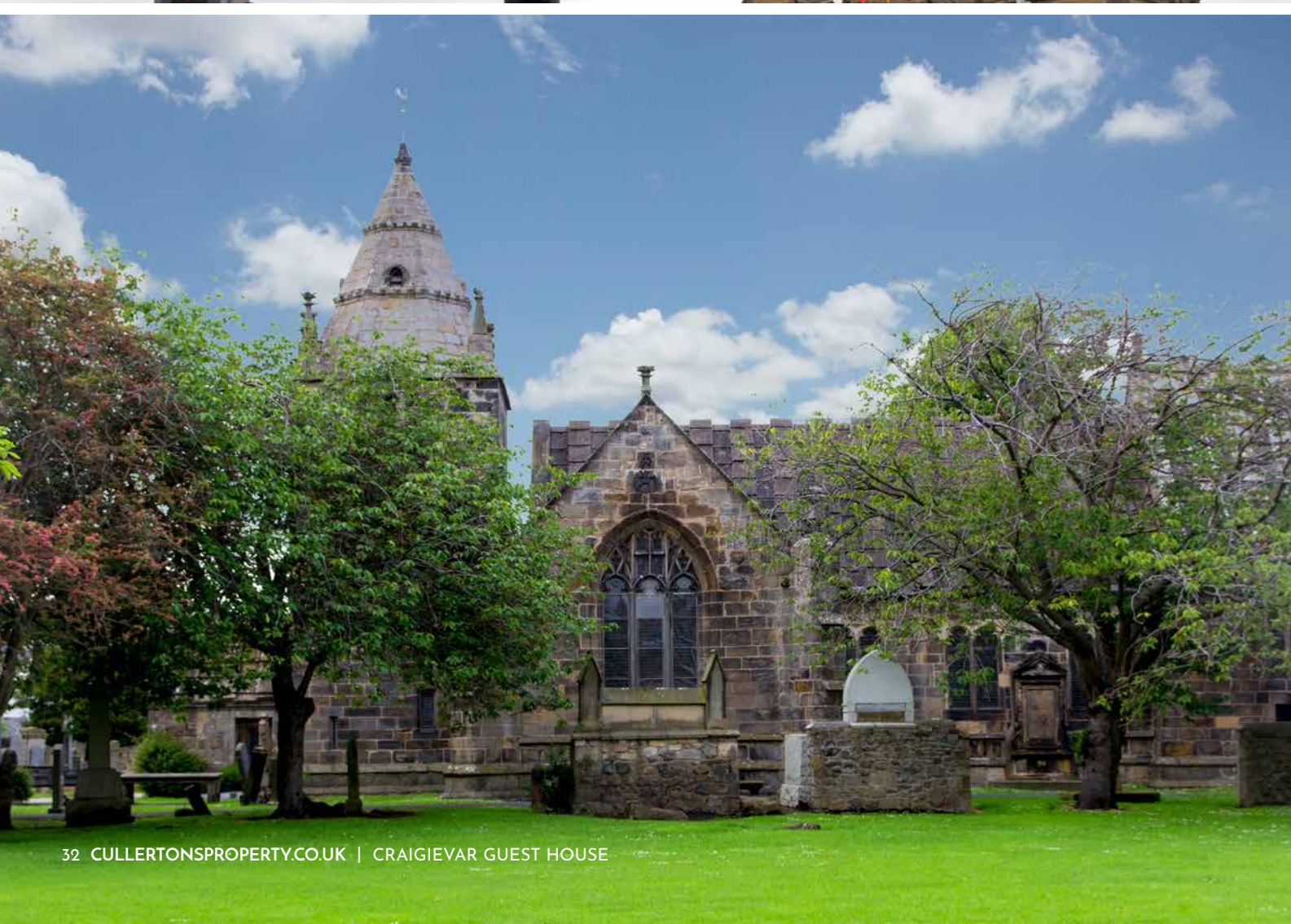
## SPORTS

David Lloyd gym,  
Drumbrae Leisure  
Centre, Turnhouse  
Golf Club,  
community sports  
clubs

## FOOD & DRINK

A fantastic range  
of cafés, bistros,  
takeaways, pubs, and  
family restaurants





*A shopping  
mecca  
in which  
traditional  
high street  
shops sit  
side-by-side  
with large  
retail outlets*

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



— *Where truly bespoke service is the cornerstone of our ethos*

# WELCOME TO CULLERTON'S

**At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.**

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

## — *Contact us*

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## — *Property Consultant*

MARK CULLERTON



*For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.*

07931 378008  
[mark@cullertonsproperty.co.uk](mailto:mark@cullertonsproperty.co.uk)

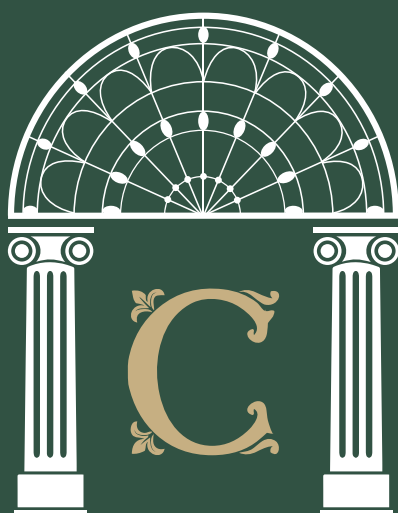
## — *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.





# CULLERTON'S

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SCAN TO DISCOVER MORE

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