

30 DOWNIE TERRACE

CORSTORPHINE, EDINBURGH, EH12 7AU



CULLERTON'S



— 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

30 Downie Terrace

Location

Corstorphine, Edinburgh, EH12 7AU

Approximate total area:

247.1 sq. metres (2659.8 sq. feet)

■ - Lower Ground Floor ■ - Ground Floor ■ - First Floor





This handsome Edwardian sandstone property offers understated interiors that benefit from a sunny rear aspect and classical proportions, creating an exceptionally light and airy home. A cohesive decorative finish, combined with period detailing and tall ceilings, ensures an inviting flow throughout, with every room thoughtfully presented to balance elegance with comfort.

The scale of accommodation provides all the flexibility and functionality a modern family could need, while the gravelled driveway and suntrap, walled garden offer plentiful private parking and safe outdoor space.

30 Downie Terrace embodies the best in city living, offering easy access to central attractions, a wide range of local amenities, and well-regarded schools. At the same time, Corstorphine Hill Nature Reserve lies just moments away, offering an instant escape into nature with panoramic views across Edinburgh.

GENERAL FEATURES

Desirable location offering city convenience
Moments from Corstorphine Hill Nature Reserve, ideal for scenic walks
Three-storey Edwardian townhouse
Light-filled interiors blending period elegance with contemporary styling
Generous, flexible space suited to modern family living
Potential for a separate suite to accommodate guests or live-in relatives
Home Report value - £825,000
EPC Rating - D

ACCOMMODATION FEATURES

Inviting vestibule and entrance hall with a convenient WC
Sophisticated bay-fronted living room with log burner
South-facing integrated kitchen with breakfast and dining areas, and a seating balcony with garden access
Spacious principal bedroom with bay window, leafy views, and stylish en-suite shower room
Four further versatile double bedrooms across the first and lower-ground floors, one with built-in storage and one with garden access
Sumptuous four-piece family bathroom with underfloor heating
Second modern shower room
Practical fitted utility room
Light-filled upper landing with linen storage and ladder access to the loft
Three cellar rooms for storage or potential for development, subject to consents
Eco-efficient gas central heating with stylish vertical radiators and a new boiler in 2022
Double glazing, with high-end triple glazing in the principal bedroom

EXTERNAL FEATURES

Secure, south-facing walled garden
Suntrap kitchen-linked seating balcony
Multi-vehicle private driveway with EV charging point



Elegant period home in leafy Corstorphine



30 Downie
Terrace

A five-bedroom city home



full of style and period charm

The home's seamless balance of old and new is immediately apparent as you step into the arched hallway, enhanced by an intricate original cornice, stylish oak-inspired flooring, and a stairway with statement monochrome carpeting.

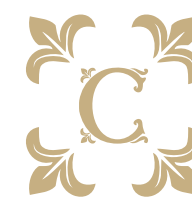




A welcoming
entrance
into a
sophisticated
living room







From the hall, you enter an exceptionally comfortable living room illuminated by a wide bay window and framed by a classic cornice. Adding elegance and warmth are soft carpeting, refined two-tone décor, and the homely centrepiece of a log burner set within an understated period surround. The result is a space equally suited to family relaxation or stylish entertaining.

Sophisticated

bay-fronted living room with log burner



The kitchen



Sun-drenched dining kitchen

a social hub with seating balcony

Situated to the rear, maximising the south-facing aspect, the kitchen is the true social heart of the home. Designed for everyday living and year-round gatherings, it incorporates a seated dining area, a casual breakfast peninsula, and sliding glazed doors that create a seamless transition to the outdoors. The glass balustrade balcony offers an elevated vantage point over the garden, making it perfect for summer dining or evening drinks.



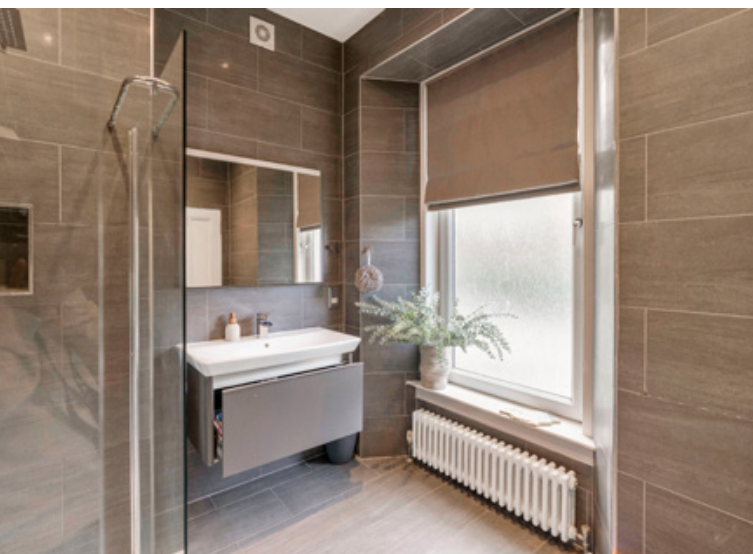
A

sleek aesthetic is achieved with streamlined taupe-grey and woodgrain cabinetry centred around a large island, paired with downlit worktops and fully integrated top-brand appliances. These include a NEFF double oven, an induction hob with a striking feature hood, a dishwasher, and a NEFF fridge freezer. For added convenience – and to preserve the kitchen's neat presentation – a fitted utility room on the lower ground floor provides a discreet, naturally lit laundry area with space/plumbing for a washing machine.



The bedrooms

offering flexible family accommodation



Beautiful principal suite

featuring a stylish shower room



On the first floor, the principal bedroom enjoys a bay window that frames leafy views and is triple-glazed for enhanced sound reduction. This exceptionally spacious retreat is attractively decorated in a tranquil two-tone palette, complemented by period cornicework and plush carpeting.

Its adjoining shower room is chicly tiled and naturally lit, complete with a WC, basin with integrated storage, an illuminated mirror, and a walk-in rainfall shower, plus underfloor heating, for added luxury. Together, the suite forms a serene haven, designed to offer privacy and calm at the start and end of the day.



Further bedrooms

offering flexible family accommodation

The remaining four double bedrooms are arranged across the first and lower ground floors, each comfortably carpeted and offering a peaceful rear-facing position, overlooking the garden and surrounding trees. One has a double-fitted wardrobe, and another, located on the lower level, opens directly onto the garden, which has gated access from the front of the property.

This flexible layout makes the home adaptable to changing family needs, whether accommodating guests, providing a dedicated space for teenagers, working from home, or creating privacy for live-in older relatives. The lower ground floor is completed by three openly adjoined cellar rooms, offering excellent extra storage or, subject to consent, potential to expand this level further.



Lower ground floor bedrooms

The lower ground floor is completed by three openly adjoining cellar rooms, offering excellent extra storage or, subject to consent, potential to expand this level further.



Four further versatile double bedrooms across the first and lower-ground floors



The bathrooms

A sumptuous four-piece bathroom



In addition to the principal en-suite, the home is well equipped with further facilities. Off the entrance hall is a handy WC cloakroom, ideal for visitors. On the first floor, a family bathroom boasts a WC suite, an illuminated mirror, a walk-in rainfall shower, and—for ultimate relaxation—a deep freestanding bath, all illuminated by a central skylight and heated underfloor for year-round comfort.

A second modern shower room serves the lower-ground bedrooms, enhancing the potential for a separate accommodation suite.

*As well as a second shower room,
and a WC cloakroom*



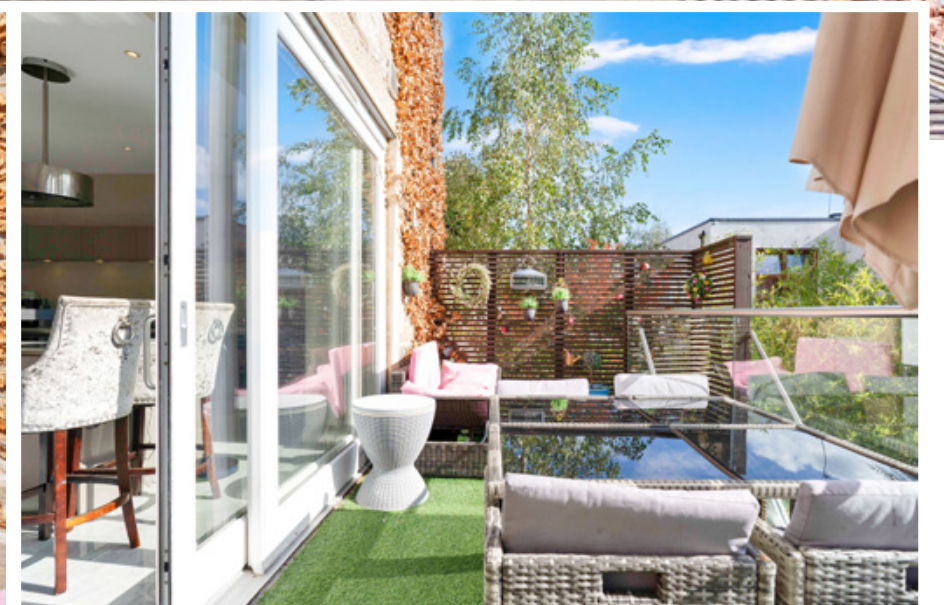


South-facing walled garden

and private parking with EV charging



The walled rear garden provides a safe setting for family recreation, basking in sunshine throughout the day. The balcony, which extends the kitchen's entertaining space and is laid with artificial grass, leads down to a generous lawn framed by shrubs and greenery. The lower-ground access point opens onto a sheltered seating deck. Handy gated side access connects to the front, where a large gravelled driveway provides private parking for multiple vehicles, along with EV charging—a highly appealing convenience in this city location.





CORSTORPHINE, EDINBURGH

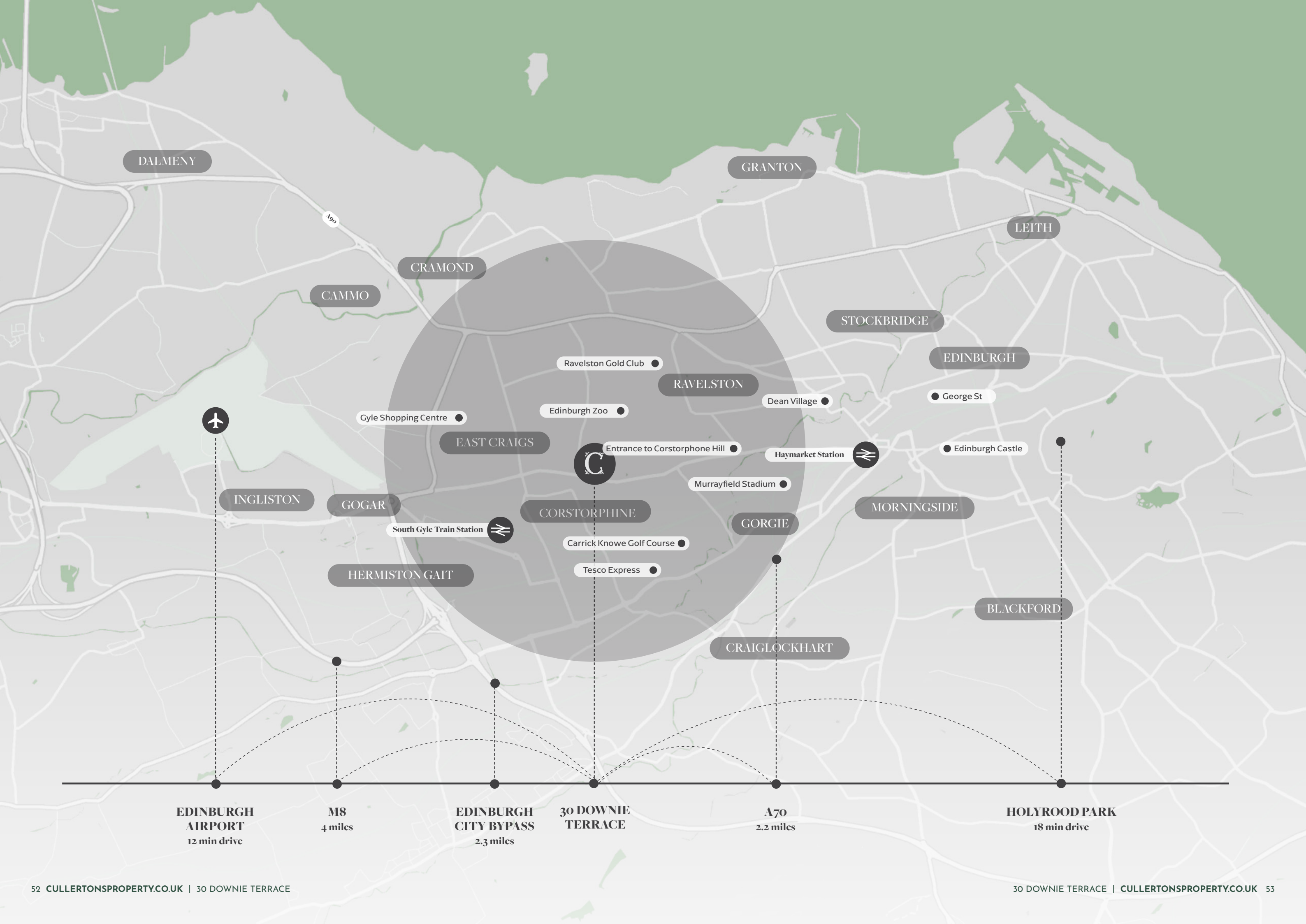
*Corstorphine thoroughly deserves
its reputation as a desirable and
well-connected residential area*



*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, where 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 sports enthusiasts, David Lloyd offers a gym, indoor and outdoor pools, as well as tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll, offering 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, as well as frequent trains from South Gyle train station, and has excellent road links to the city centre, Glasgow, Fife, and the south. In addition, Corstorphine provides local state schools at both primary and secondary levels, with Edinburgh's leading independent schools easily accessible.





DALMENY

GRANTON

LEITH

CRAMOND

CAMMO

STOCKBRIDGE

EDINBURGH

Ravelston Gold Club ●

RAVELSTON

Dean Village ●

● George St

Gyle Shopping Centre ●

Edinburgh Zoo ●

Entrance to Corstorphine Hill ●

Haymarket Station ➡

● Edinburgh Castle



INGLISTON

GOGAR

EAST CRAIGS



Murrayfield Stadium ●

CORSTORPHINE

GORGIE

MORNINGSIDE

South Gyle Train Station ➡

Carrick Knowe Golf Course ●

Tesco Express ●

HERMISTON GAIT

BLACKFORD

CRAIGLOCKHART

EDINBURGH
AIRPORT
12 min drive

M8
4 miles

EDINBURGH
CITY BYPASS
2.3 miles

30 DOWNIE
TERRACE

A70
2.2 miles

HOLYROOD PARK
18 min drive

— *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*

74 St Stephen Street, Edinburgh, EH3 5AQ

0131 225 5007

info@cullertonsproperty.co.uk

www.cullertonsproperty.co.uk



— *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

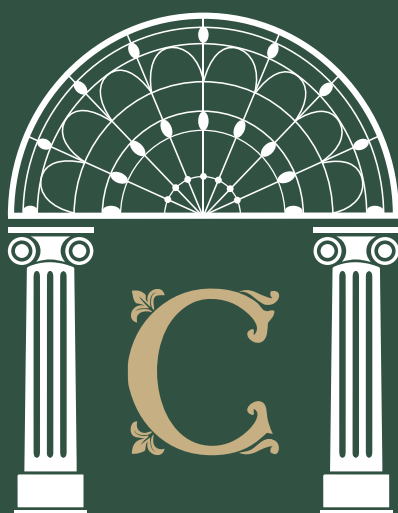
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— *About Mark*

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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 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

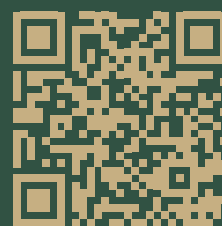
ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

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.