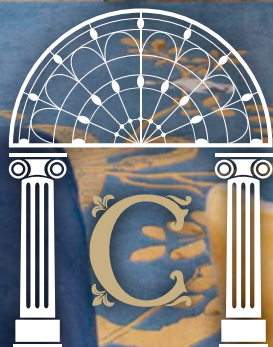
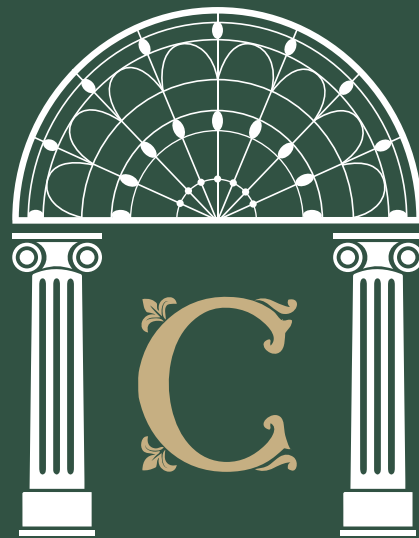


7 CASTLE GOGAR RIGG

GOGAR, EDINBURGH, EH12 9FP



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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Luxury family home in an exclusive setting

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Five double bedroom

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Property Name

7 Castle Gogar Rigg

Location


Gogar, EH12 9FP

Approximate total area:

374.4 sq. metres (4030.1 sq. feet)


 - Ground Floor  - First Floor





In the prestigious Castle Gogar Rigg development, this architect-designed residence offers five double bedrooms, each with storage and en-suite facilities, and a series of open-plan living and dining spaces providing the ultimate in contemporary family living. Complemented by a spectacular enclosed garden, a balcony and terrace, a gated driveway, and a double garage, the home combines luxury with practicality, with easy access to the city centre, airport, and beyond.

A showstopping detached home



Nestled within a gated community in the picturesque estate of historic Castle Gogar, this striking modernist residence offers a desirable combination of contemporary design, comfort, and privacy. Approached via a tree-lined drive that meanders through woodland and crosses a charming stone bridge, the development comprises an attractive collection of white-rendered homes set against tranquil garden grounds and open countryside, all just 30 minutes from central Edinburgh. The location feels a world away from the city bustle, yet it enjoys excellent road and public transport links, along with good schools and a wide range of shops close by, making it perfectly suited to those with families.

Designed with precision and attention to detail, the home enjoys exceptional space, functionality, and eco-efficiency. Spanning over 4,000 square feet, the interiors are tastefully minimalist yet supremely inviting, with extensive picture glazing ensuring an abundance of natural light throughout. Finishes of the highest quality, including hardwood flooring and carefully considered decorative accents, contribute to a refined and uplifting atmosphere that enhances the sense of luxury and timeless elegance throughout every room.

GENERAL FEATURES

Exclusive gated community in idyllic surroundings
Stunning architect-designed detached home
Light-filled luxury interiors featuring open-plan living (over 4,000 sq ft)
Ample space and flexibility for family life and entertaining in style
Home Report value - £1,300,000
EPC Rating - D

ACCOMMODATION FEATURES

Impressive reception hall with storage and guest WC
Sophisticated living room with log burner and garden views, opening to:
Cosy dual-aspect cinema/sitting room with direct garden access
High-spec kitchen with central breakfast island, flowing into:
Generous dining room with double-sided log burner connecting to:
Versatile family/games room with bar
Sumptuous principal bedroom in cylindrical turret, featuring a snug, walk-in wardrobe, and a four-piece en-suite bathroom
Two additional bedroom suites with built-in storage and en-suite shower rooms (one on the ground floor, one with a private suntrap terrace)
Two further double bedrooms with storage, sharing a Jack-and-Jill four-piece bathroom
Practical fitted utility room with access to garden and kitchen
Eco-efficient gas central heating and full double glazing

EXTERNAL FEATURES

Private southwest-facing terrace off Bedroom 2
Balcony off light-filled upper landing
Beautifully landscaped, secure grounds
Extensive garden with lawn, dining terrace, and play zones
Multi-vehicle driveway with electric gates
Attached double garage

An impressive reception hall



With storage and guest WC

The ground floor impresses from the moment you enter the reception hall, which flows openly into the living room, both offering practical storage solutions.





Sophisticated relaxation



Living room with log burner and garden views

In the dramatically angled living room, floor-to-ceiling windows frame serene garden views, while an inset log burner set against exquisite accent décor provides a warm and homely focal point. This beautifully proportioned sitting area leads effortlessly into a dual-aspect cinema/sitting room – a cosy yet sunlit retreat enhanced by earthy-toned décor and direct garden access, perfect for relaxed movie nights with family and friends or a quiet corner to spend leisurely weekend afternoons.

"...a dual-aspect cinema/sitting room, perfect for relaxed movie nights
with family and friends..."



High spec kitchen



A social hub for dining and entertaining



The garden-facing kitchen, open to the living area, features a central four-seater breakfast island and flows naturally into a generous dining room illuminated by triple floor-to-ceiling windows. Beyond this, a carpeted dual-aspect games/family room with a bar, separated by a double-sided log burner, creates a versatile environment for everyday family life and sociable interaction with guests when entertaining.

The kitchen is designed in sleek monochrome, pairing dark cabinetry with lighter-toned worktops, complemented by premium integrated appliances including a double oven, induction hob with chimney-style hood, dishwasher, and semi-integrated American-style fridge freezer. For added convenience, the adjoining utility room, with garden access, provides a discreet laundry area with a freestanding washing machine and dryer, as well as an integrated wine fridge.





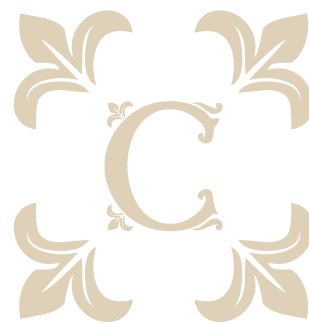
A generous dining room

and a versatile family/games room with bar

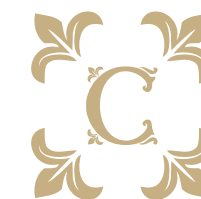


A sumptuous principal suite





Set within the home's statement cylindrical turret, the first-floor principal bedroom is a private sanctuary featuring soft carpeting, curved glazing, and elegant décor. This hotel-style suite incorporates a cosy snug, a walk-in wardrobe, and a bright en-suite bathroom with dual basins, a bath, and a separate shower, offering unrivalled comfort, luxury, and seclusion.



Additional bedroom suites and a guest WC

Four further double bedrooms, all with plush carpeting, built-in storage, and bright en-suite facilities, are arranged across two floors.

Upstairs, one room features double wardrobes, a shower room, and private access to a terrace, while the remaining two bedrooms share a Jack-and-Jill bathroom with a bath and separate shower. Additionally, a handy guest WC is located off the reception hall.



Balcony & terrace

for secluded relaxation

The first-floor accommodation is reached via carpeted stairs with a glass balustrade, leading to a landing flooded with natural light and opening onto a balcony that provides a scenic vantage point over the garden and leafy surroundings. The terrace, accessible privately from Bedroom 2, provides a further attractive outdoor seating area for relaxation, morning coffee, or evening drinks, thereby enhancing the outdoor living options available.



The ground floor suite



"...ideal for teenagers or guests and would also suit a dedicated home office, with convenient direct access from the hall."



A modern, two-story white house with a curved dining terrace and a large lawn. A deer sculpture stands on the lawn. The house features large windows and a stone-clad entrance. The sky is blue with scattered clouds.

Expansive garden grounds for safe family recreation

Set within landscaped and secure grounds, the property includes a vast garden with a manicured lawn, curved dining terrace, and dedicated play zones.



Extensive
garden with
lawn, dining
terrace, and
play zones



Gardens and parking

Combined with the upper-level balcony and terrace, these outdoor spaces provide an exceptional setting for family life, alfresco dining, summer entertaining, and peaceful relaxation. Children can play safely while adults enjoy evenings or quiet afternoons on the terrace, taking in the blissful surroundings and the sense of privacy the estate provides.

Accessed via electric gates, a mono-block driveway, and an attached double garage complete the home, offering a generous and secure parking solution for both family and visitors.

Tucked at the end of a private road, the Castle Gogar Rigg development enjoys a unique setting on the western outskirts of the capital. 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. The nearest tram stop (Gogarburn) is a mere two minutes' walk from the private road end, where there is ample car parking within the grounds. 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.

CASTLE GOGAR RIGG



EDINBURGH TRAM LINE



EDINBURGH AIRPORT - 7 MINUTES JOURNEY

INGLISTION 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





Connecting you to the city & beyond

Edinburgh Airport 91 cities within easy reach

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

PARKS

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

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

FOOD & DRINK

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

— *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
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— *Property Consultants*

MARINA FERBEJ



TERRY THOMSON



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

07740 985812
marina@cullertonsproperty.co.uk

— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

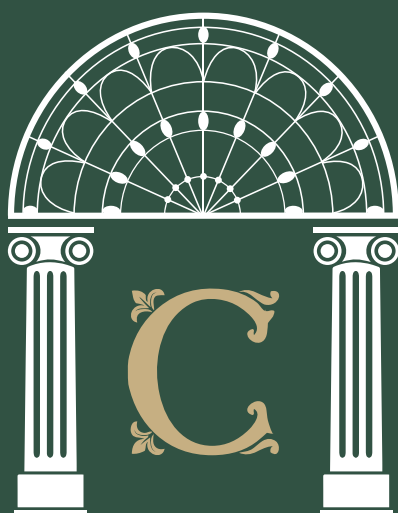
A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

07977 904411
terry@cullertonsproperty.co.uk

— *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



CULLERTON'S

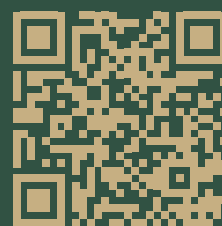
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SCAN TO DISCOVER MORE

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