

# DUTHUS LODGE GUEST HOUSE

5 WEST COATES, WESTER COATES, EDINBURGH EH12 5JG



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MARK CULLERTON

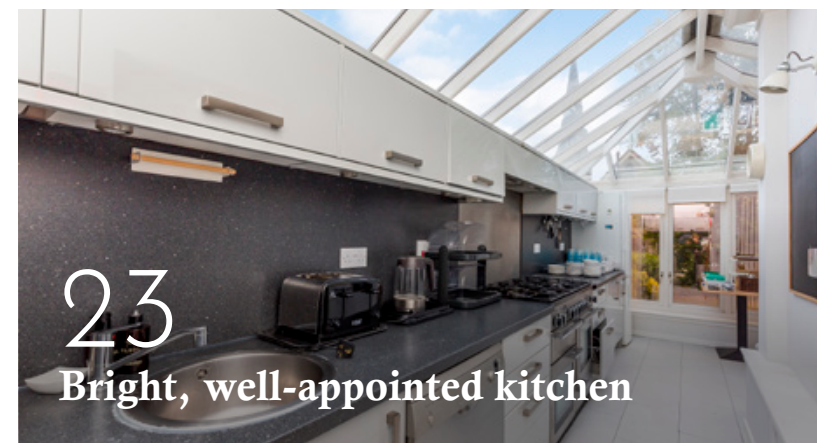
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward 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

Duthus Lodge Guest House

## Location

Wester Coates, Edinburgh, EH12 5JG

## Approximate total area:

409.5 sq. metres (4408 sq. feet)

 - Ground Floor  - First Floor  - Garage







Situated in a desirable conservation area, this handsome 19th-century residence is distinguished by its ornate stone façade and classically proportioned interiors, which retain characterful features such as decorative ceiling ornamentation, deep skirtings, and tall windows. The accommodation has been extended and tastefully upgraded to provide a spacious and inviting retreat for guests. The central location offers outstanding convenience. Arrival is straightforward, with airport bus and tram links, as well as Haymarket train station, all within easy walking distance. Less than two miles away – and connected by public transport day and night – lies the heart of the capital, whilst immediate amenities include cosy traditional pubs, quality dining options, and supermarket shopping. The location appeals not only to tourists discovering the city, but also to music lovers and sports fans attending prestigious events at Murrayfield Stadium, just a five-minute walk away. Scenic green spaces nearby include the Water of Leith walkway, a meandering trail that winds through the city to some of its most attractive sights.

## GENERAL FEATURES

- Prime central location in the Coltbridge and Wester Coates conservation area
- Close to airport transport and national rail links
- Detached Victorian villa brimming with character
- Extended and renovated interiors designed for hospitality
- Lovely garden and city views

## ACCOMMODATION FEATURES

- Entrance vestibule with secure entry system, leading to an impressive reception hall
- Two elegant south-facing reception rooms with living-flame fires (one with a serving station)
- Bright, well-appointed kitchen with access to the lounge and front garden
- Ten bedrooms (principal/king with garden access, two family rooms, and seven doubles)
- Varying features in bedrooms include drinks stations, fitted storage, and TVs
- Eight en-suite shower rooms
- One en-suite bathroom with a bath and overhead shower
- Additional shower room
- Practical storage off the hall and landing
- Gas central heating (electric heating in Bedroom 2)
- Charming traditional windows with secondary glazing
- Electric-controlled skylight and blind in Bedroom 4
- Fire safety measures in place
- CCTV and alarm system

## EXTERNAL FEATURES

- Large walled corner plot with front and rear gates
- Established gardens to the south-facing front and rear
- Bordered lawns and a suntrap seating terrace
- Private driveway for convenient customer parking
- Detached double garage and outhouse for secure storage and additional parking





# Detached Victorian villa brimming with character

Duthus Lodge Guest House is an impressive detached Victorian villa, highly rated by visitors for its blend of modern comforts, period charm, and an ideal location for exploring all that the historic capital has to offer. Alongside 10 bedrooms (nine en-suite) and an additional shower room, the accommodation features two sun-filled reception spaces and a well-appointed kitchen set within

a glazed UPVC extension. The wraparound walled corner plot showcases attractive gardens – particularly generous to the south-facing front – creating a striking first impression. Further enhancing the appeal are the conveniences of customer parking and a secure double garage.









# A characterful

*welcome for guests*

A bright tiled vestibule with coded entry and a guest key system leads into a wonderfully airy reception hall. This light-filled space hints at the character to follow, with a refined cornice and rose, as well as a statement plaid carpet that flows through the hallways, up the grand staircase (lit by a vast window), and onto the upstairs landing, also enjoying period adornment. Water fountains and discreet storage for linen and cleaning products are provided in the hall and landing, alongside a freestanding drinks fridge in the downstairs entrance area.







*This light-filled space hints at the character to follow, with a refined cornice and rose, as well as a statement plaid carpet that flows through the hallways*







# Brimming with period elegance

## *Two south-facing reception rooms*

O

n either side of the hall, two reception spaces offer flexibility for relaxation and dining. Both enjoy floor-length windows overlooking the front garden, along with elegant period detailing – perfect settings for guests to immerse themselves in the heritage charm that defines the city. For added practicality and cosy warmth, modern oak-style flooring complements focal period fireplaces fitted with living-flame fires.





*The lounge/breakfast room features a serving station with fridges, sinks, and warming trays, and is conveniently connected to the kitchen.*





*The dining room has space  
for a reception bar and  
several four-seater tables*







*A bright, well-appointed*  
**kitchen**



Occupying an attractive glazed UPVC extension with access to the front garden and terrace, the exceptionally bright kitchen is well equipped for busy meal preparation. A range of modern cabinets and downlit worktops are paired with two sinks, a Rangemaster range cooker, an undercounter Bosch dishwasher, and an upright fridge freezer.

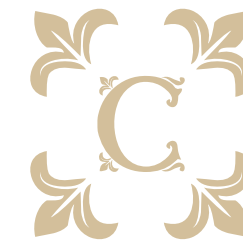












# Sophisticated bedrooms

All bedrooms in the lodge share a cohesive finish in soft greys, with comfortable carpeting, two-toned décor, and, in Bedroom 4, contemporary wallpaper. Each offers space for a bed and additional furniture, such as storage, a sitting area, or a workstation. Eight rooms feature wall-mounted flat-screen TVs, and all are illuminated by characterful windows.



On the ground floor, three double rooms have en-suite tiled shower rooms, with another enjoying a bright en-suite bathroom with bath and overhead shower. Bedroom 3 also benefits from built-in wardrobes. The principal on this level is a superior king suite, enjoying a dual-aspect outlook, with a bay window featuring inset seating and a stable door to the rear garden and driveway. It further boasts an intricate cornice, a chic shower room, and mirrored storage concealing a wardrobe, as well as a tea/coffee station with an under-counter fridge.

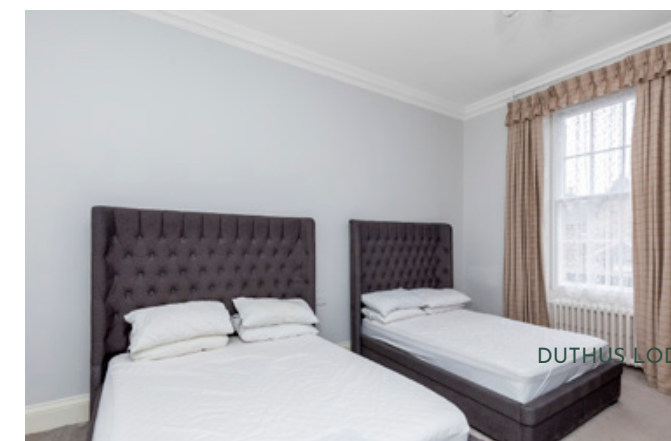






*with classically  
detailed tall ceilings  
paired with tiled  
shower rooms*

**T**he four first-floor suites (two doubles and two family rooms) are particularly striking, with classically detailed tall ceilings paired with tiled shower rooms. The doubles include one with a fitted mirrored wardrobe and a tea/coffee station with a freestanding fridge. Of the two family rooms, both offering space for two double beds, one is exceptionally impressive. This suite (Bedroom 8) showcases exquisite cornicing and a ceiling rose, a built-in wardrobe, a tea/coffee station with a freestanding fridge, a spacious sitting area, an air-conditioning system, and a bright contemporary shower room. Its tall double windows face south over the leafy front garden with far-reaching city views – a scenic outlook shared by one of the doubles.







*Accessed from the entrance hall, Bedroom 10 is a double featuring a built-in wardrobe. It neighbours a bright tiled shower room and is ideal as staff quarters or overflow accommodation.*





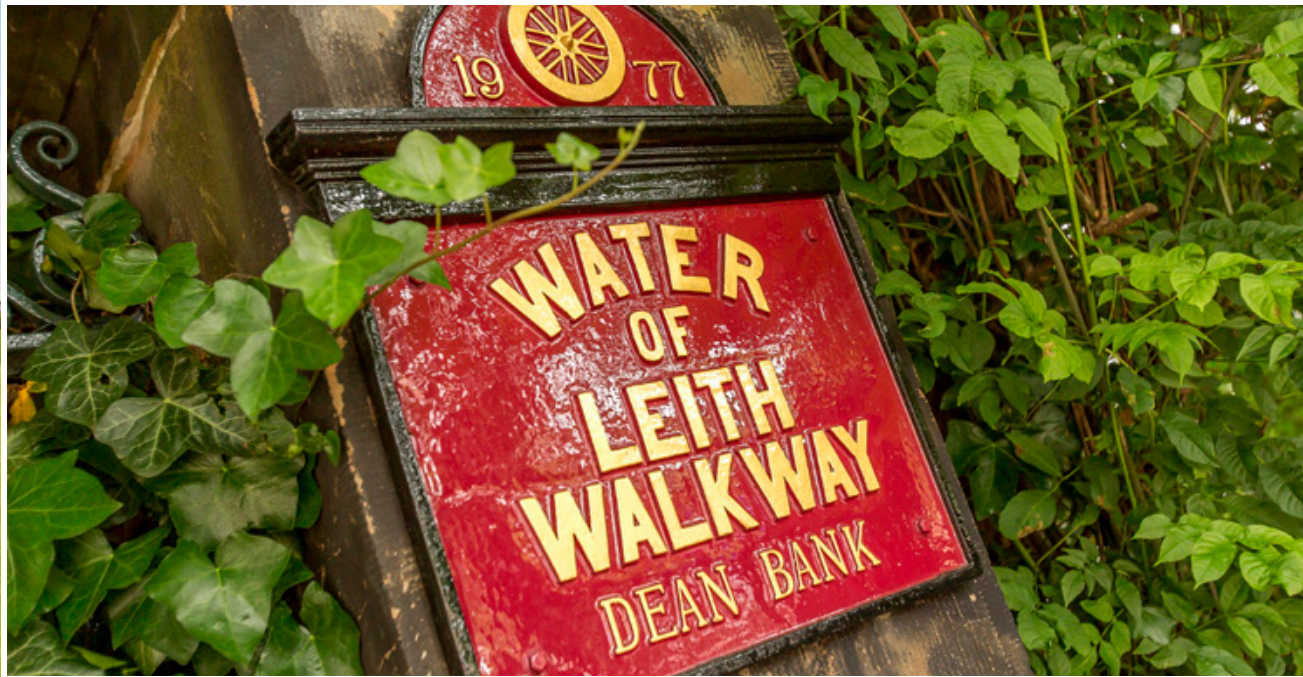
# Generous south-facing garden

*A relaxing suntrap*

The established gardens extend spaciouly to the south-facing front, with a smaller area to the rear, both with gated access. These delightful gardens enjoy lawns framed by shrubs and, for seasonal colour, hibiscus and roses. Additionally, the front garden includes a seating terrace and is screened from the road by tall mature trees.

To the rear of the plot, a tarmacked driveway provides customer parking and leads to a detached stone-built double garage for secure parking and storage.



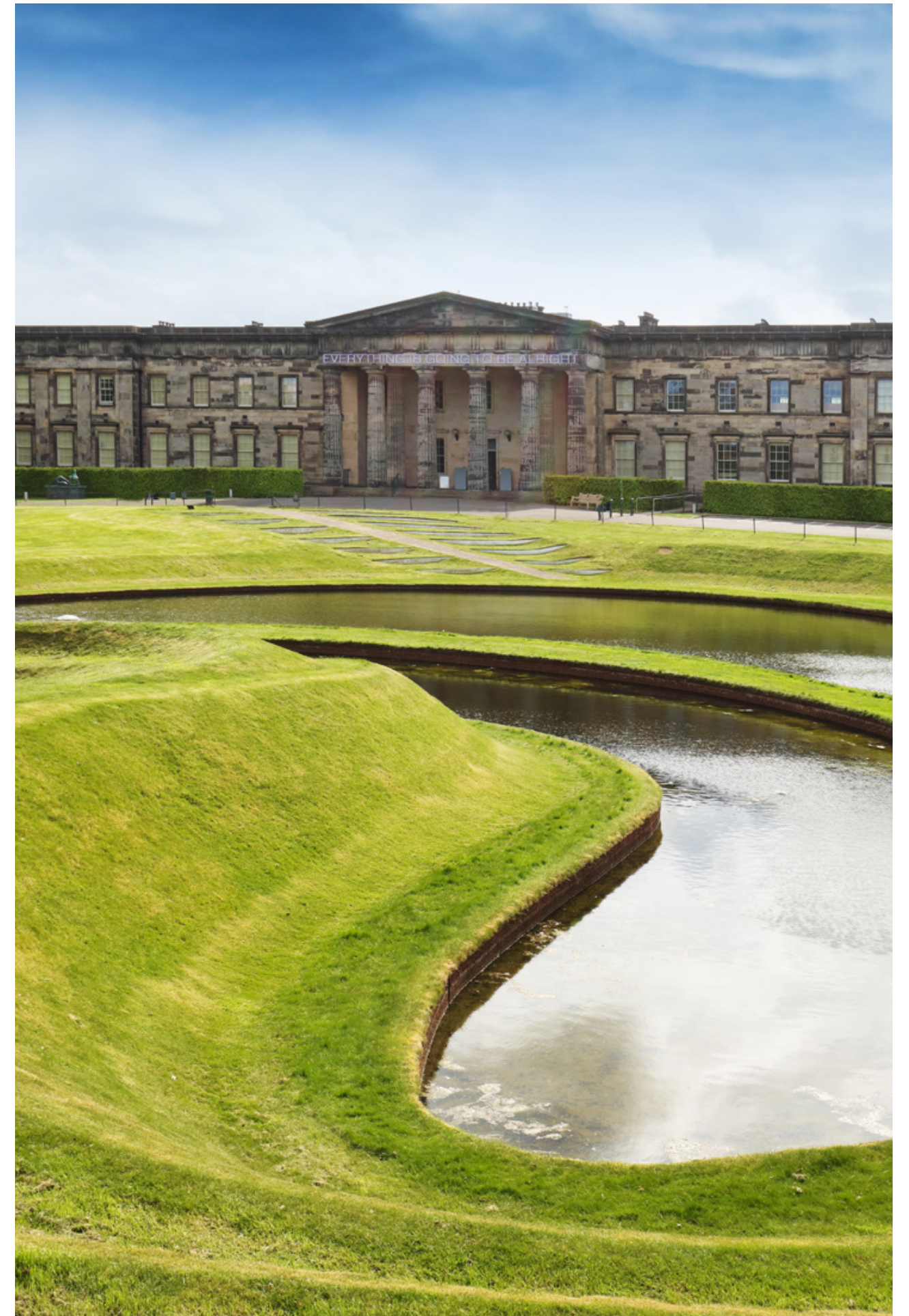


# Wester Coates

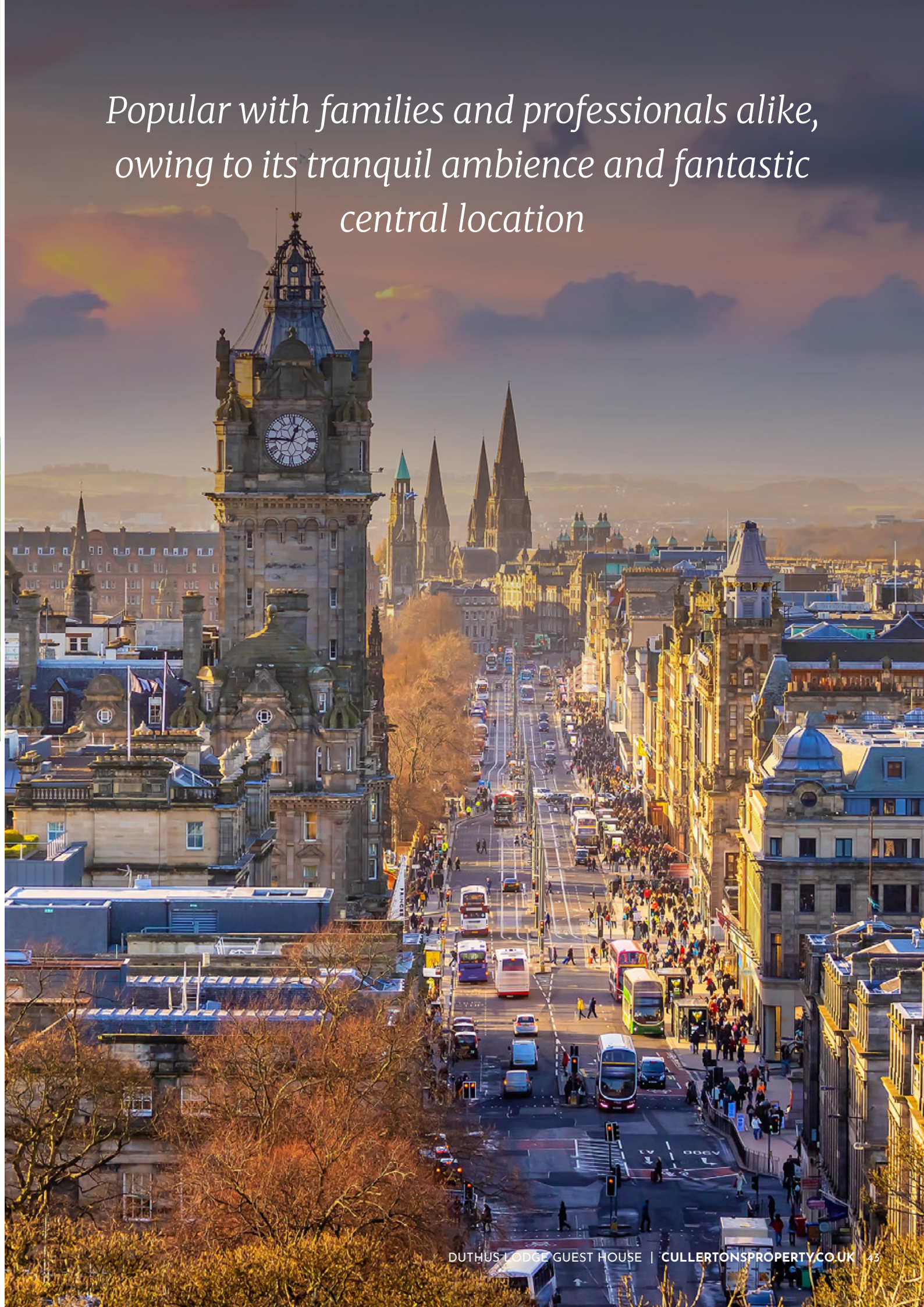


Situated west of the bustling Haymarket and the exclusive West End, the desirable residential area of Wester Coates is characterised by its grand Victorian and Edwardian architecture and beautiful green spaces. Forming part of the historic Coltbridge and Wester Coates conservation area, it is popular with families and professionals alike, owing to its tranquil ambience and fantastic central location. An easy stroll takes you into the city centre; meanwhile, the area is served by fantastic public transport, including regular bus routes, tram links, and national rail services

from nearby Haymarket station. Residents enjoy excellent amenities right on their doorstep, from cosmopolitan shopping and nightlife in the fashionable West End, to a charming selection of independent shops, pubs, and cafés in neighbouring Roseburn. There's also no shortage of leisure activities, including Murrayfield Stadium (the home of Scottish rugby) and Edinburgh Zoo just along the road. Wester Coates is within the catchment area for prestigious state schools and is also well-placed for some of the finest independent schools in the capital.









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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.*

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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.





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SCAN TO DISCOVER MORE

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