

405 LANARK ROAD

COLINTON, EDINBURGH, EH13 0NH

Nestled in leafy greenery in desirable Colinton, this traditional detached villa is a spacious and characterful home, offering two/three double bedrooms, a shower room, a bathroom, and multiple reception areas. Exquisite decorative detailing includes bespoke work by the acclaimed Scottish artist John Byrne. Beautiful wraparound gardens host a versatile studio, while a garage and driveway provide ample private parking.



CULLERTON'S



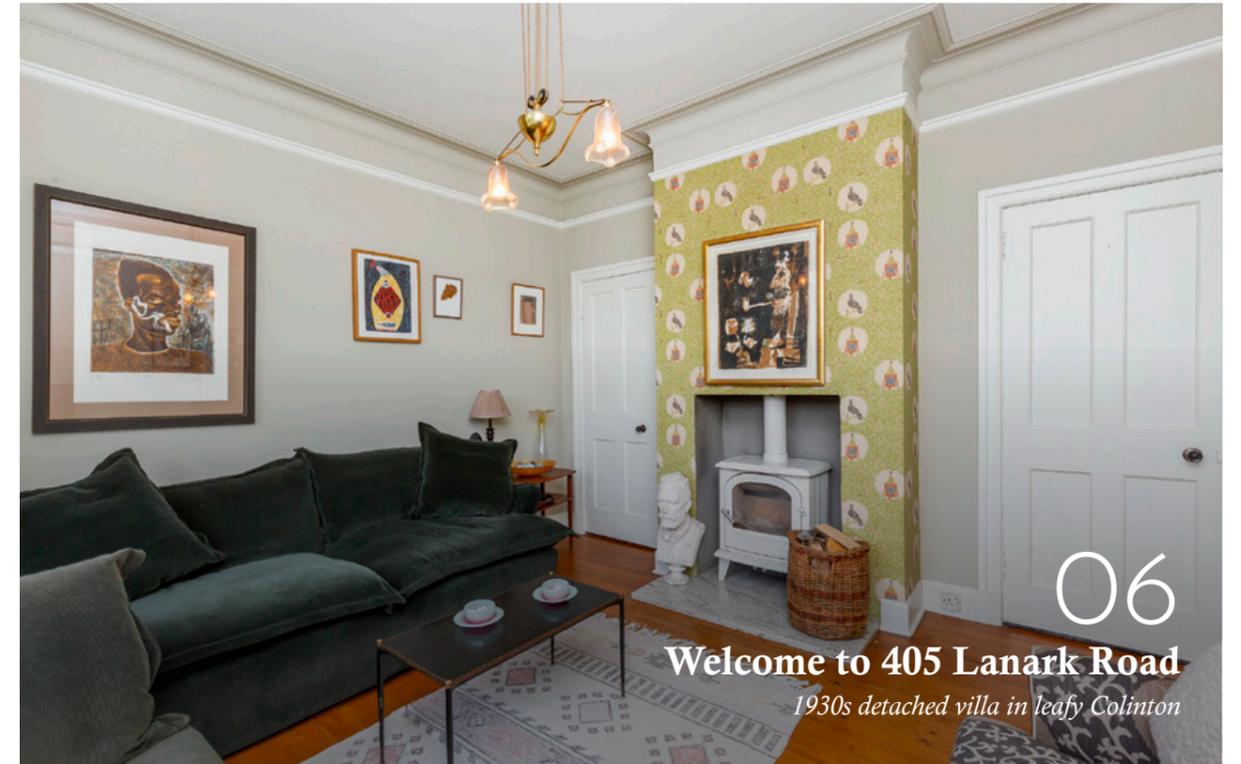
— The property expert behind the personalised service

MARK CULLERTON

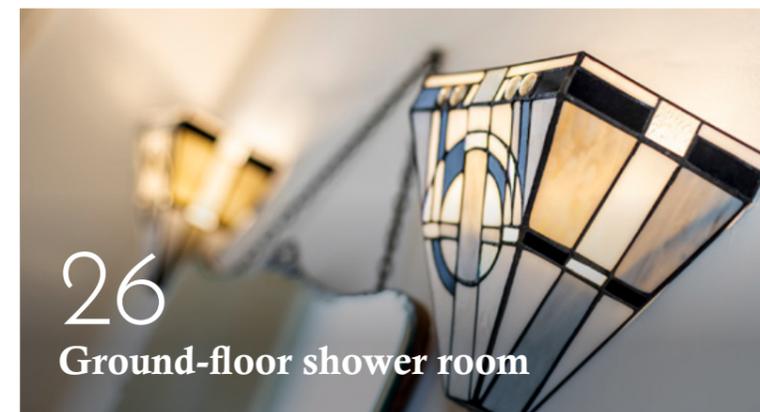
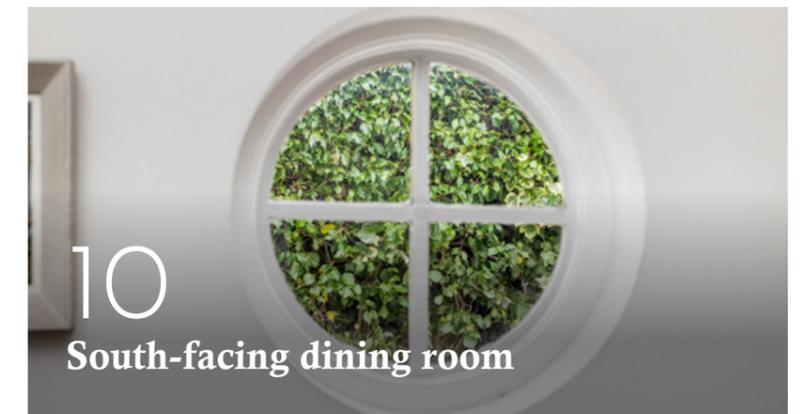
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward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

405 Lanark Road

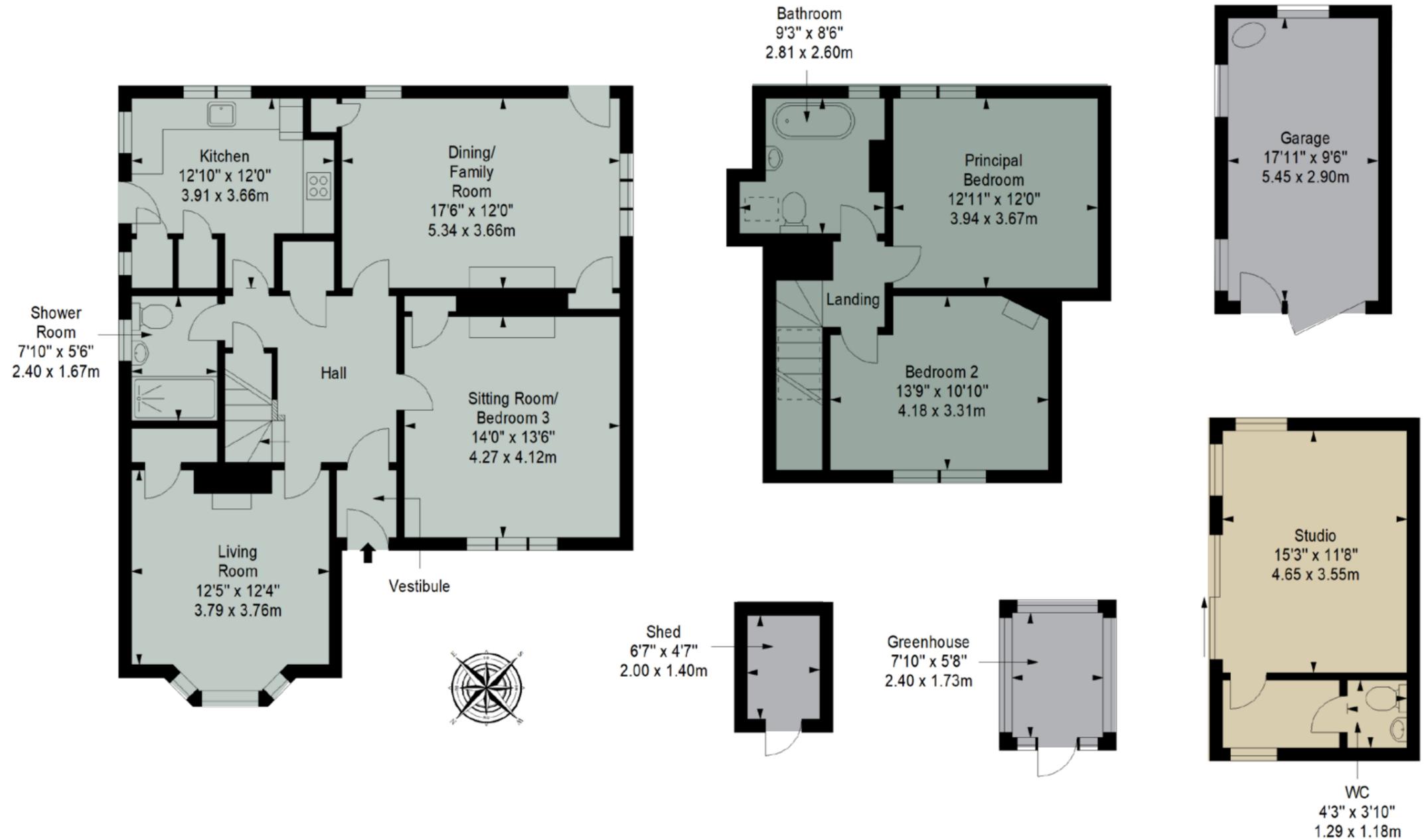
Location

Colinton, EH13 0NH

Approximate total area:

131.6 sq. metres (1416.6 sq. feet)

-  Ground Floor
-  First Floor
-  Studio
-  Externals



This enchanting 1930s residence retains its authentic character, enhanced by sympathetic and unique additions that create a warm and inviting environment exuding charm and style. The interiors offer generous space, flexibility, and functionality, while the gardens form an idyllic haven for relaxation. A contemporary garden studio with a WC provides the perfect sanctuary for hobbies or working from home. The desirable suburban location lies just 20 minutes from Edinburgh city centre and close to the City Bypass. Excellent local shopping, respected schools, and scenic nature spots further add to Colinton's enduring appeal.

GENERAL FEATURES

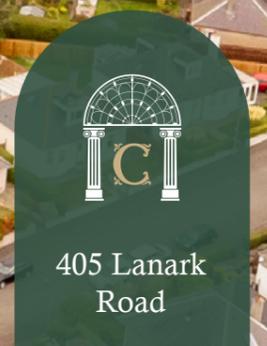
- 1930s detached villa in leafy Colinton
- Exceptionally charming and thoughtfully designed interiors
- Decorative features by acclaimed Scottish artist John Byrne
- Excellent space and versatility for family living
- Home Report value - £725,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule and spacious hall with storage
- Bay-fronted living room with log burner and storage
- South-facing dining room with open fire, storage, and garden access
- Sitting room / Bedroom 3 with storage and open fire
- Bright, classically styled contemporary kitchen with garden access
- Two first-floor double bedrooms
- Ground-floor shower room with walk-in shower
- Dual-aspect first-floor bathroom with clawfoot bath
- Gas central heating, double glazing, and sound-reducing triple glazing in the living room

EXTERNAL FEATURES

- Beautiful wraparound gardens, generous at the rear
- Detached contemporary garden studio (with WC and underfloor heating)
- Greenhouse and shed
- Private driveway
- Detached single garage



THE AIRY ENTRANCE HALL

*Vestibule and
spacious hall
with storage*

Sets the tone for the character
to follow, and from here, rich
wood flooring flows through
the ground floor



VERSATILE RECEPTION ROOMS

featuring artwork by John Byrne

Three reception rooms open off the hall, each enjoying leafy views and refined decorative details. The bay-fronted living room is centred on a log burner set against accent wallpaper, creating a cosy focal point on colder evenings.



The dining room continues the decorative theme, along with a colourful fire surround designed and painted by John Byrne, featuring an open fire that is perfectly placed for winter dinners or festive entertaining. It also enjoys garden access and a dual-aspect including a porthole window.







A John Byrne-designed & painted fire surround

The third reception room – equally suited as a snug or bedroom – also features a John Byrne-designed fire surround with an open fire, making it another warm and inviting retreat.



LIGHT-FILLED KITCHEN



Opening onto the garden

The dual-aspect kitchen combines timeless style with modern convenience, featuring Shaker cabinetry in soft cream, quality worktops, subway tiling, and a Belfast sink, along with a classic range cooker. Integrated appliances include a dishwasher, double oven, fridge, freezer, microwave, while a freestanding washing machine is neatly concealed in a utility cupboard.





INVITING BEDROOMS



*one with a
John Byrne-designed
& painted fireplace*



In addition to the versatile ground-floor bedroom, the upper level offers two comfortable doubles reached via a bright, elegantly decorated stairway and landing. Both are finished in calming tones: one with painted floorboards, the other with carpeting, feature wallpaper, and a charming fireplace with an open fire, and artwork by John Byrne—a rare luxury that makes the space especially cosy in winter.





THE BATHROOMS

*Convenient shower room
and bathroom*

The bright ground-floor shower room hosts a walk-in shower framed by patterned flooring and subway tiling, while the first-floor bathroom showcases a clawfoot bath, complemented by painted wainscoting and wooden floorboards.





THE BARGAINERS





WITH A STUDIO

Bordered to the front by hedging, the gardens feature a generous rear lawn, colourful established beds, fruit trees, secluded seating areas, a shed, and a greenhouse. A timber-clad, light-filled studio with a WC and underfloor heating completes this idyllic setting, providing a peaceful, year-round space for creativity and home working. A side driveway leads to a detached single garage, ensuring ample private parking.





COLINTON

Situated just over four miles southwest of the city centre

The exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith.



The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of

historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.

SCHOOLS

State Schools: Currie Primary and Community High Schools
Independent Schools: George Watson's College, George Heriot's School

CULTURE

Church Hill Theatre, Dominion Cinema, Castlelaw Hill Fort, Blackford Prehistoric Hill Fort

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

A HIGHLY DESIRABLE LOCATION, SET WITHIN EASY REACH OF EDINBURGH'S PICTURESQUE GREEN BELT AND THE PENTLAND HILLS

LOCATION



4.2 miles from Princes Street

TRANSPORT



Bus – 4, 5, 10, 16, 45, 400 Skylink

Train Station – Waverley (4.4 miles), Haymarket (3.3 miles)

Airport – Edinburgh International (6.3 miles)



SPORTS

Midlothian Snowsports Centre, Thistle Tennis Club, Kingsknowe Golf Club, Colinton Bowling Club

PARKS

The Pentland Hills, Colinton Dell, Dreghorn Woods, Colinton Mains Park, Water of Leith

FOOD & DRINK

Nearby convenience stores, supermarkets, cafés and restaurants

— *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

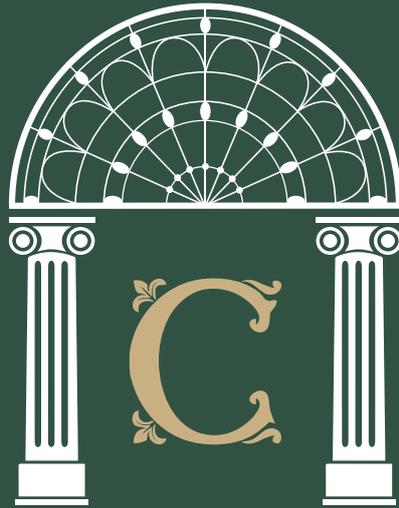
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— *About Mark*

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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

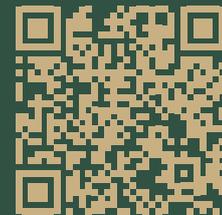
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SCAN TO DISCOVER MORE

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