

21 BLINKBONNY CRESCENT

BLACKHALL, EDINBURGH, EH4 3NB

This four-bedroom home enjoys a peaceful, leafy setting just two miles from the centre of the capital, with generous partially enclosed grounds including a south-facing rear garden, plus a multi-vehicle private driveway and garage. The semi-detached property offers exceptionally versatile family space over three levels, coupled with the practicality of multiple bath and shower rooms.





— 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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Four-bedroom semi-detached home in sought-after Blackhall

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12
Formal dining room



16
South-facing kitchen

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Property Name

21 Blinkbonny Crescent

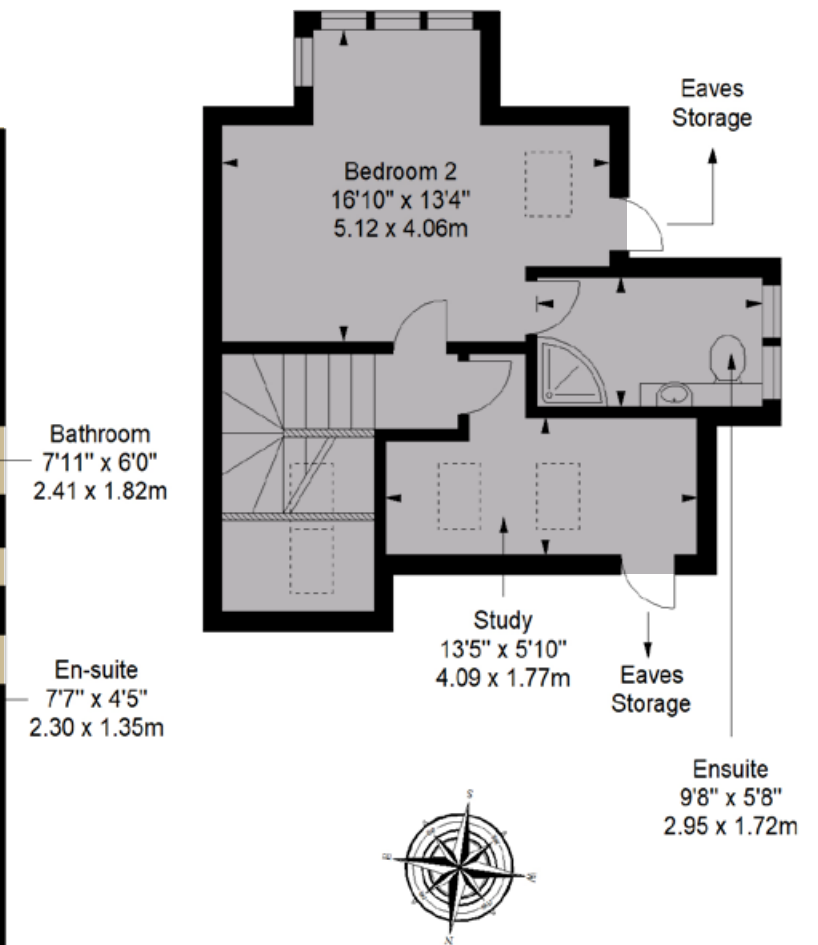
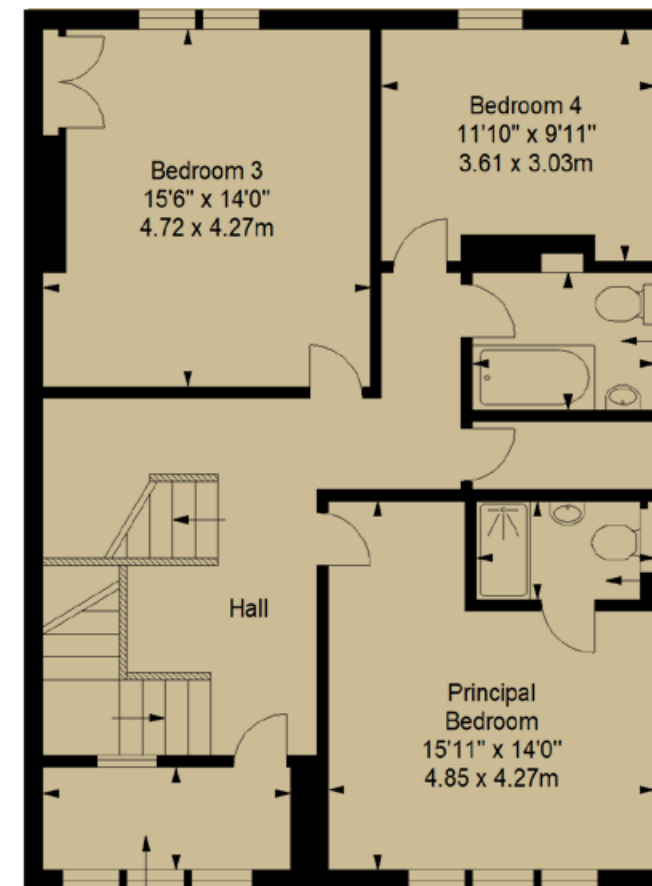
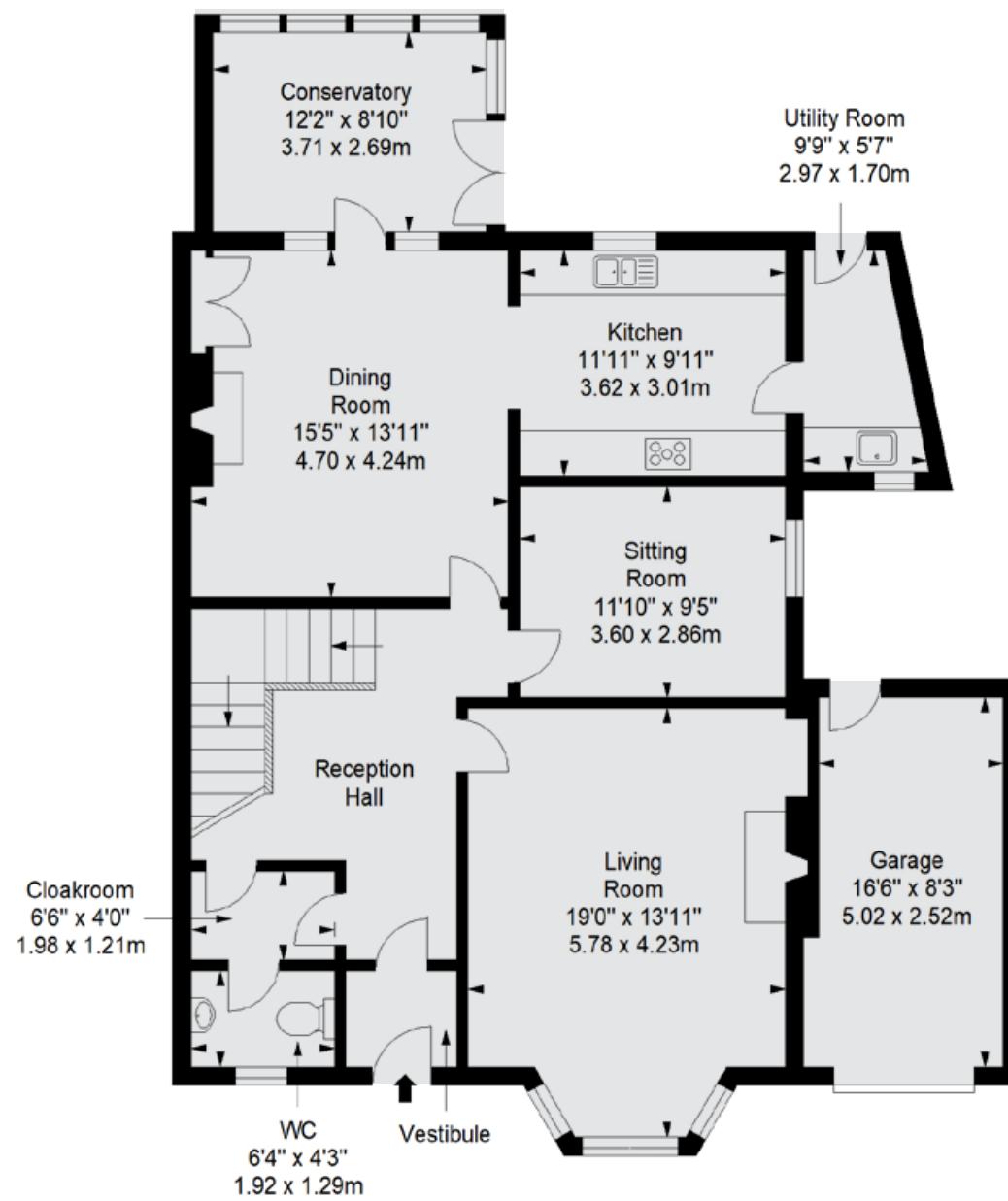
Location

Blackhall, Edinburgh, EH4 3NB

Approximate total area:

235 sq. metres (2529.6 sq. feet)

 - Ground Floor  - First Floor  - Second Floor





Attractively positioned beside Ravelston Woods Local Nature Reserve, with elevated open views, the commanding home offers generously proportioned interiors enhanced by elegant sash-and-casement windows, classical detailing, and neutral décor warmed by timber finishes. Multiple reception spaces support relaxation, dining, play, and home working, while four double bedrooms include two with en-suite shower rooms. Exceptionally well maintained, it also benefits from one of Edinburgh's most sought-after locations, with excellent schools, local shopping, transport links, and open green spaces within easy reach.

GENERAL FEATURES

Peaceful setting beside Ravelston Woods with elevated views
Just two miles from Edinburgh city centre
Excellent local schooling, shopping, and transport links,
Semi-detached four-bedroom house arranged over three levels
Generous, versatile interiors for modern family life
Elegant classical detailing and well-maintained neutral interiors
Home Report value - £950,000
EPC Rating - C

ACCOMMODATION FEATURES

Vestibule and impressive reception hall with cloakroom and adjoining WC
Bay-fronted living room with sandstone and granite fireplace and living-flame fire
Versatile sitting room/snug/home office
Formal dining room with storage and Elgin and Hall Micro granite fireplace
Multi-purpose conservatory off the dining room
South-facing kitchen open to the dining room
Granite worktops, oak-style cabinetry, and integrated appliances
Practical utility room with direct garden access
First-floor principal bedroom with en-suite shower room
Two further first-floor double bedrooms with incorporated storage
Second-floor double bedroom with modern en-suite shower room
Family bathroom with bath and overhead shower
Additional first-floor home office and second-floor study

EXTERNAL FEATURES

Generous front and enclosed south-facing rear gardens
Lawn, artificial grass, and private rear putting green
Established planting and neighbouring woodland enhancing privacy
Garden shed and elevated front seating area
Multi-vehicle private driveway and attached single garage



21 Blinkbonny
Crescent

RECEPTION HALL

a statement entrance

A vestibule opens into an impressive reception hall, where a feature staircase rises through the home. The hall incorporates a cloakroom with adjoining WC, while its scale and open balustrade make a striking first impression.

VERSATILE SPACES

for relaxation, study, and play



The principal living room is illuminated by a bay window with an open front outlook and centred on a living-flame fire within a pale sandstone and granite fireplace. Decorative corning and a shelved Edinburgh press add character and display storage. Next door, a cosier second reception room is arranged as a snug and home office. Further flexibility is provided by a first-floor home office and bright second-floor study with eaves storage.







The dining kitchen and conservatory

To the south-facing rear, the kitchen opens to a generous dining room and onwards to the multi-purpose conservatory and garden, creating an easy flow for family life and entertaining. The dining room features cupboard storage and an Elgin and Hall Micro granite fireplace, while the kitchen combines oak-style cabinetry with granite worktops, under-cabinet lighting, and an integrated dishwasher, double ovens, and five-ring gas hob with hood. An American-style fridge freezer and traditional ceiling-mounted clothes pulley are also provided, while an adjoining utility room accommodates laundry appliances and gives direct garden access.







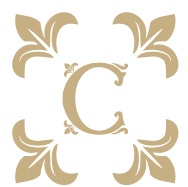


THE PRINCIPAL SUITE

A spacious adult retreat



The principal bedroom is set on the first floor, enjoying a leafy outlook and soft carpeting underfoot. A bright en-suite shower room completes this attractive suite.



ADDITIONAL BEDROOMS

and bath/shower rooms





Including a SECLUDED GUEST SUITE

Two additional first-floor bedrooms are carpeted doubles with incorporated storage and rear garden views. They are served by a family bathroom with bath and overhead shower.

Tucked away on the second floor, the fourth double bedroom forms an ideal guest or teenager's suite, with a dormer window, eaves storage, and modern en-suite shower room.





SECURE SOUTH- FACING GARDEN

& excellent private parking

The front and south-facing rear gardens are designed for easy upkeep, combining lawn and artificial grass, with a putting green adding a playful touch. Established planting, fencing, and neighbouring woodland provide superb privacy, while a shed offers garden storage and a front seating area enjoys the elevated outlook. The generous driveway leads to an attached single garage, providing excellent private parking and useful extra storage.



BLACKHALL, EDINBURGH

POPULAR CHOICE AMONG FAMILIES AND PROFESSIONALS OWING TO ITS TRANQUIL SETTING CLOSE TO BEAUTIFUL PARKS & WOODLAND



Located just two miles northwest of the city centre, Blackhall is a popular choice among families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to cosmopolitan Stockbridge, New Town and the West End. Residents are spoiled for choice when it comes to everyday services and amenities: the Queensferry Road thoroughfare is lined with independent shops and business, while nearby Craigmile Retail Park is home to several high-street outlets, eateries and a Sainsbury's superstore.



There is also a wealth of sport and leisure facilities nearby, particularly at Drum Brae Leisure Centre, which boasts a five-lane swimming pool, a state-of-the-art gym, a fitness class studio and a multi-purpose sports hall. To the west are several prestigious golf courses, including Royal Burgess and Bruntsfield Links Golfing Society. For outdoor enthusiasts, Ravelston Woods and Ravelston Park offer no shortage of space to relax and explore, while Corstorphine Hill and Hillwood Park yield stunning views across the city and beyond.

Blackhall falls within the catchment area for highly regarded state schools from infant to senior level, including Blackhall Primary School and The Royal High School. Private childcare facilities and the prestigious ESMS independent schools are also available nearby. Blackhall is an ideal choice for commuters into the city centre and beyond thanks to reliable public transport services and road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges.

SCHOOLS

State Schools:
Blackhall Nursery,
Blackhall Primary School,
The Royal High School

Independent Schools:
Erskine Stewart Melville

CULTURE

Scottish National
Gallery of Modern
Art One & Two,
Edinburgh Zoo,
Murrayfield Stadium

SHOPPING

Excellent independent retailers and businesses on Queensferry Road, as well as large high-street outlets, eateries and a Sainsbury's superstore at Craighleith Retail Park.

#1

A SUBURBAN IDYLL ENVELOPED BY AREAS OF OUTSTANDING NATURAL BEAUTY, JUST TWO MILES FROM THE CITY CENTRE

LOCATION



2 miles northwest of
Edinburgh City Centre

TRANSPORT



Bus – 13, 16, 41, 43, 54,
N55, SKYLINK 17
(to airport)

Tram Stop – Haymarket
(2 miles)

Train Station –
Edinburgh Haymarket
(2 miles)

Airport – Edinburgh
International (5.5 miles)



SPORTS

PureGym, ESMS
Sports Centres,
Blackhall Lawn
Tennis Club,
various golf clubs

FOOD & DRINK

Wide range of cafes,
bistros, takeaways,
traditional pubs and
family restaurants
nearby.

PARKS

Ravelston Woods
Local Nature
Reserve, Ravelston
Park, Corstorphine
Hill, Hillwood Park

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

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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.

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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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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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