

1A WEST CASTLE ROAD

MERCHISTON, EDINBURGH, EH10 5AT

Desirably set in leafy Merchiston, with a south-facing courtyard garden, gated driveway, and garage, this stunning two-bedroom upper villa beautifully combines grand Victorian proportions and elegant period character with refined contemporary styling. The exceptionally inviting interiors are perfectly suited to modern living, featuring multiple reception spaces and bath/shower rooms, plus excellent storage including a garage store and large attic.



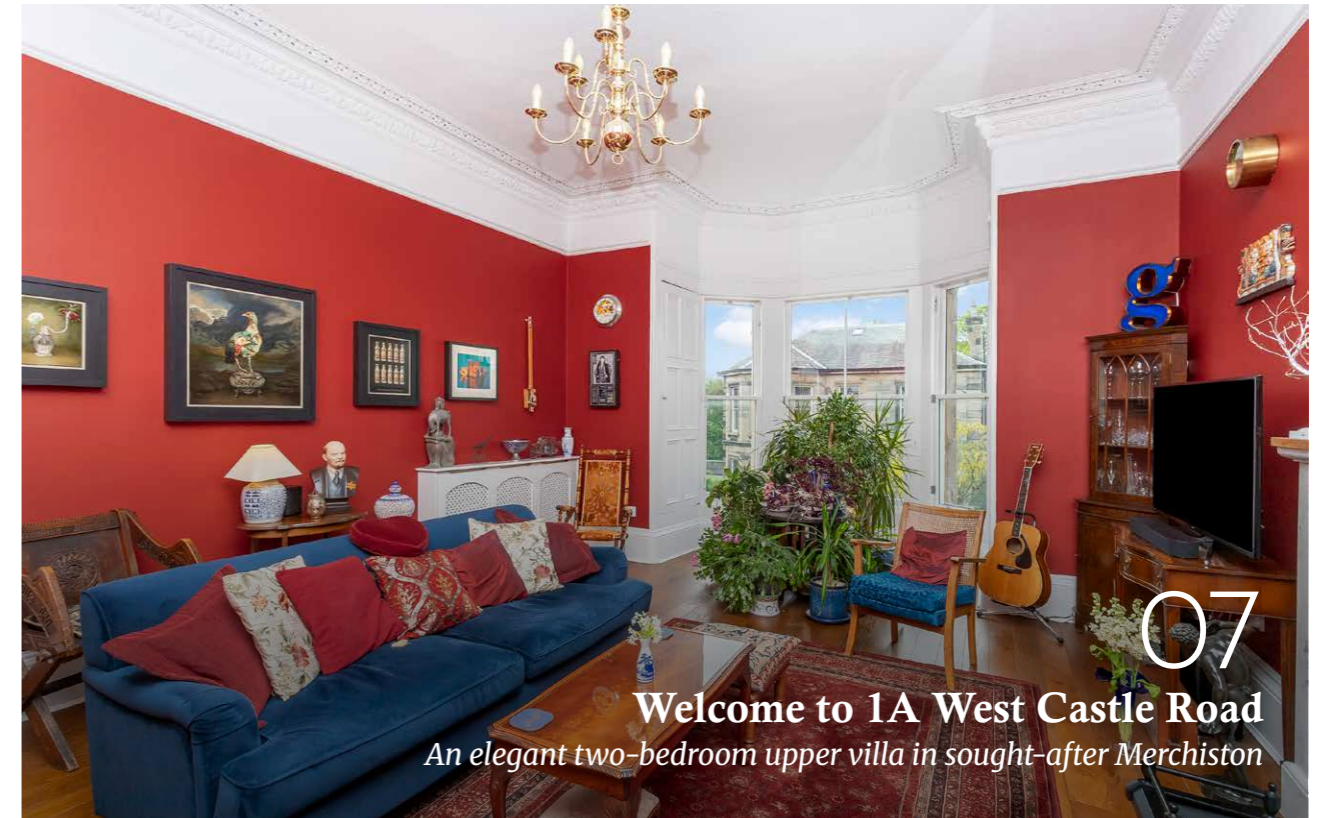
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— The property expert behind the personalised service
MARK CULLERTON

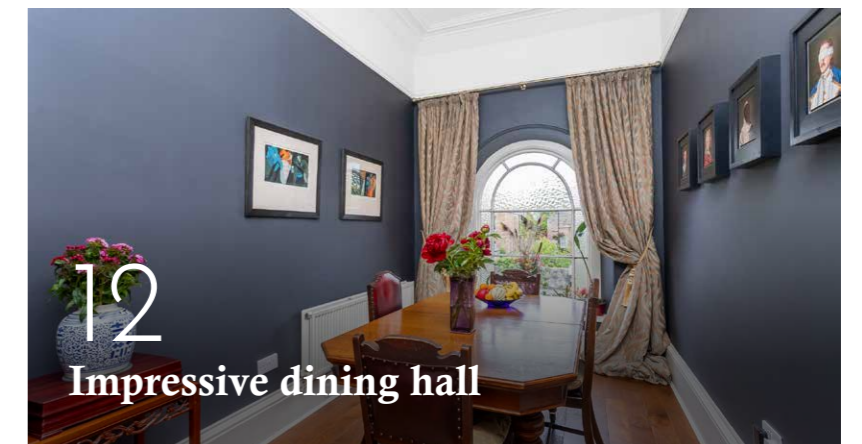
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward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

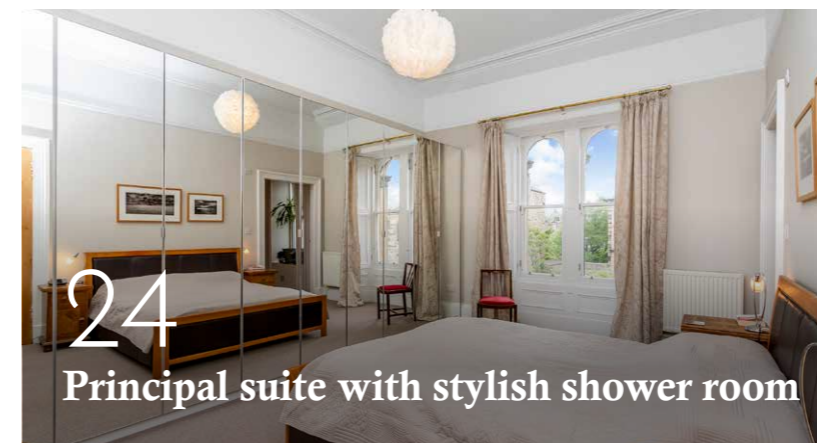


Welcome to 1A West Castle Road
An elegant two-bedroom upper villa in sought-after Merchiston

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Impressive dining hall



Principal suite with stylish shower room

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Property Name

1A West Castle Road

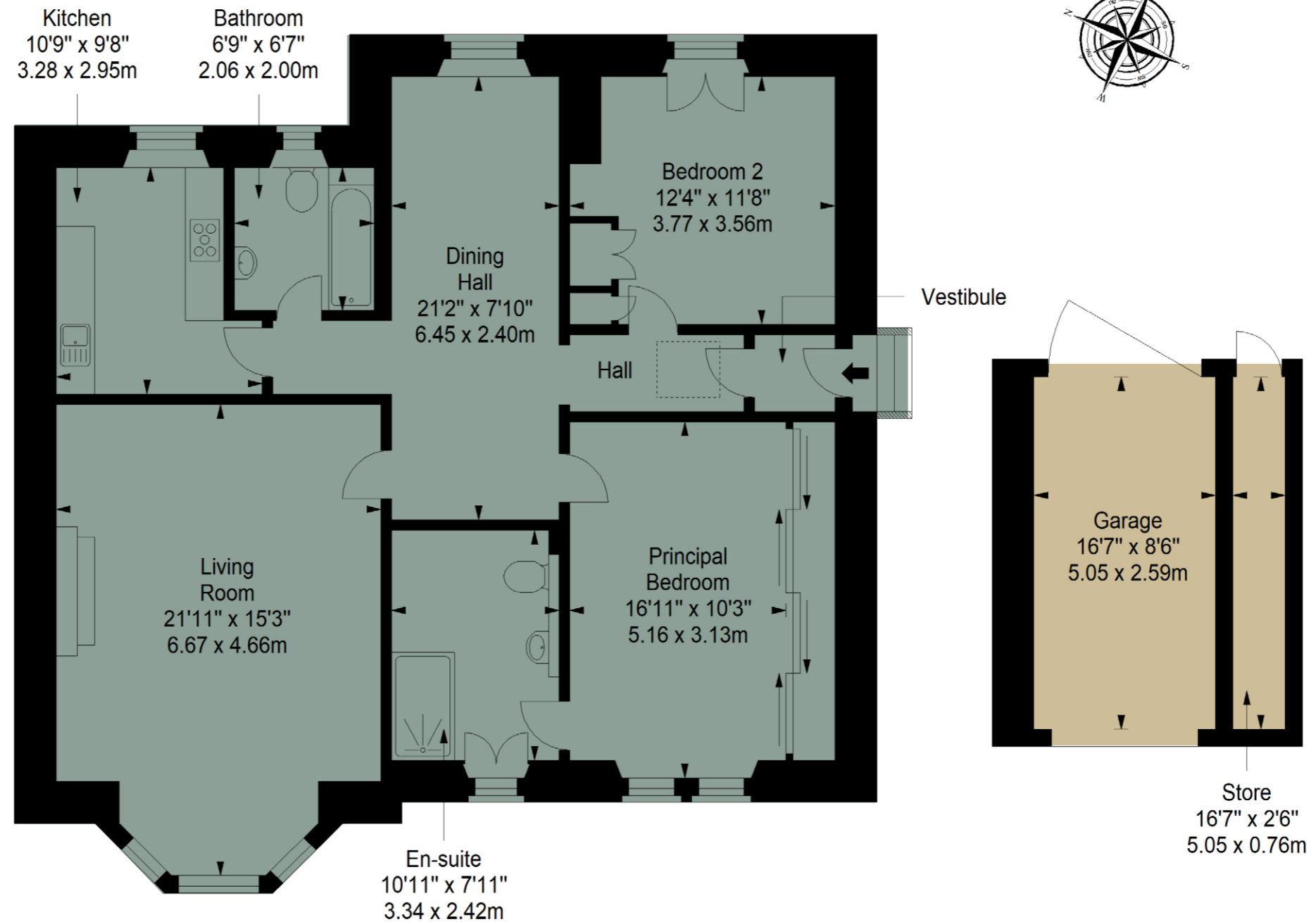
Location

Merchiston, Edinburgh, EH10 5AT

Approximate total area:

109.5 sq. metres (1178.7sq. feet)

 - Ground Floor  - Garage & Store





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ituated just two miles from the heart of the capital, within a conservation area between bustling Bruntsfield and Morningside, the home enjoys a sophisticated urban setting close to outstanding amenities, celebrated green spaces, and frequent transport links across the city. The villa occupies the first floor of a distinguished sandstone property, approached via smartly paved private external stairs.

GENERAL FEATURES

- Exclusive address within the leafy Merchiston conservation area
- Spacious and elegant Victorian upper villa
- Beautifully styled interiors enjoying quality finishes and timeless appeal
- Short distance from Bruntsfield and Morningside amenities
- Close to prestigious schools and celebrated green spaces
- Home Report value - £750,000
- EPC Rating - D

ACCOMMODATION FEATURES

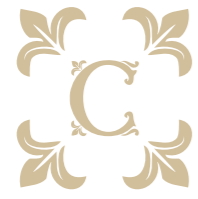
- Private external stairs to entrance and internal vestibule
- Impressive dining hall with kitchen connection
- Bay-fronted living room with stunning period character and log burner
- Sleek contemporary kitchen with large window and range cooker
- Principal suite with extensive storage and stylish shower room with rainfall shower
- Second double bedroom with leafy rear outlook and superb storage
- Contemporary bathroom with rainfall shower-over-bath
- Large partially floored attic (hatch access from hall)
- Gas central heating and sash windows with double glazing (excluding dining hall)
- Functional window shutters in most rooms

EXTERNAL FEATURES

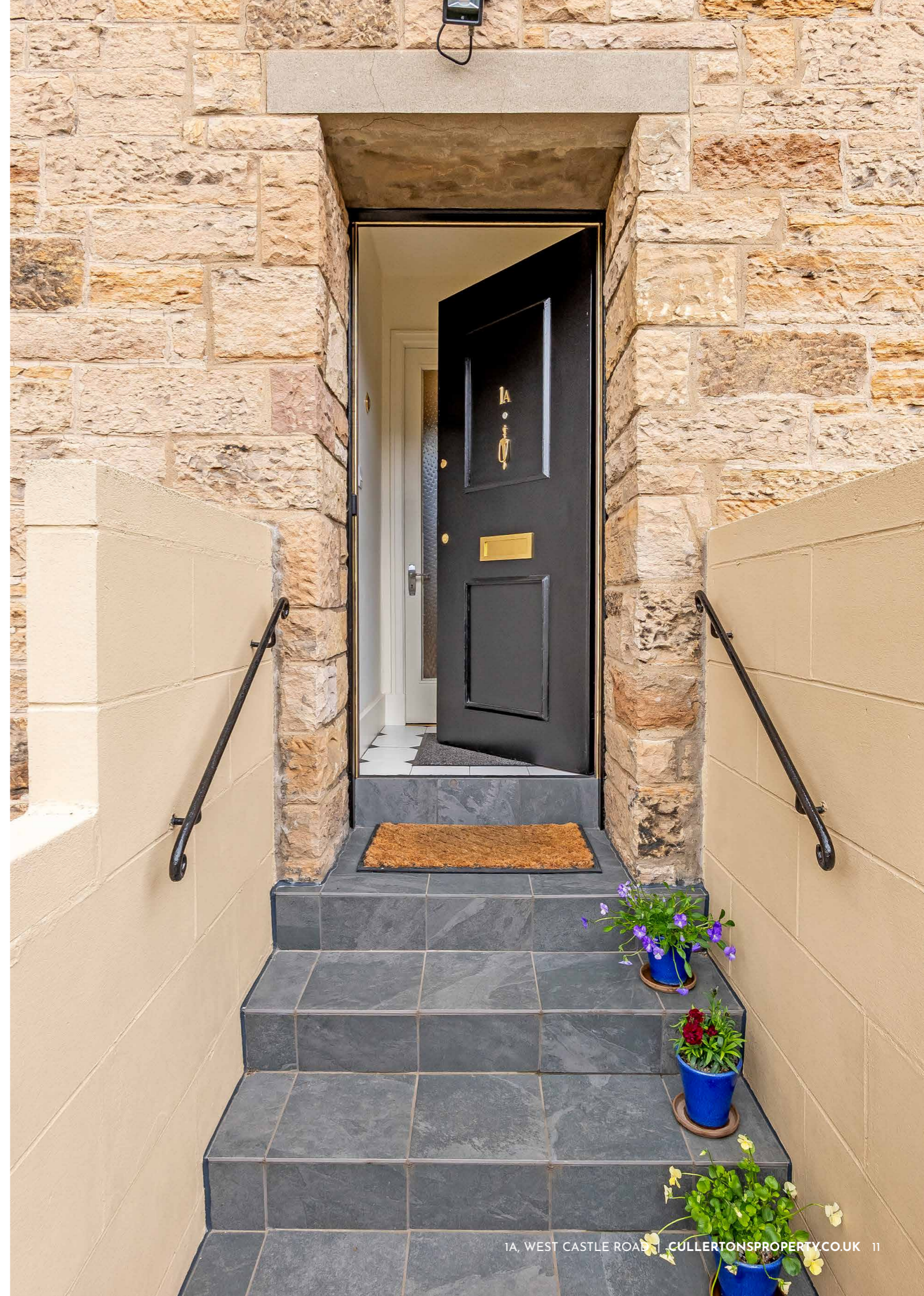
- Enclosed south-facing courtyard garden to the rear
- Detached single garage with useful store
- Private gated driveway




1A West
Castle Road



*Exclusive
address*
within the
leafy
Merchiston
conservation
area



An impressive

dining hall



The vestibule flows into a striking dining hall that immediately sets the tone for the elegant interiors to follow. This atmospheric entertaining space is defined by a cornice-detailed ceiling, rich hardwood flooring, dramatic slate-blue décor, and a beautiful antique arched window drawing in natural light.



Brimming with character



The heritage-inspired aesthetic continues into the bay-fronted living room, where sumptuous red walls and hardwood flooring are complemented by crisp white ornate cornicing and traditional window panelling and shutters.

A log burner set within an imposing marble fireplace adds warmth and further character to this exceptionally comfortable sitting room enjoying bright westerly light.

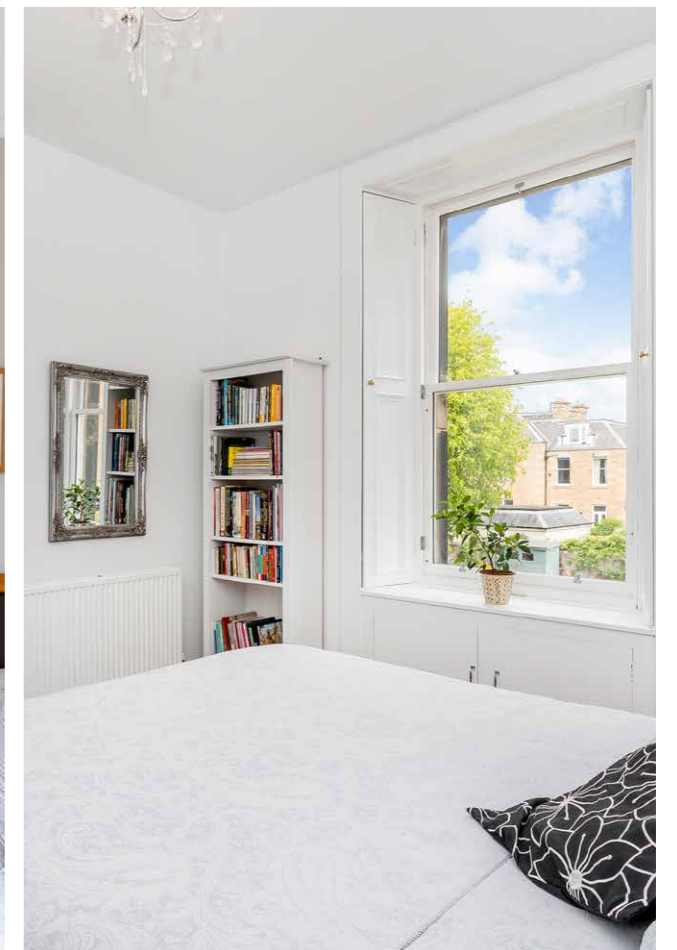


Sleek contemporary kitchen

The kitchen is stylishly designed with streamlined flat-panel light grey cabinetry, illuminated concrete-effect worktops with a matching splashback and floor, and a gas range cooker adding traditional charm. The space is flooded with natural light from a large shuttered sash window and framed by crisp white walls and a statement black ceiling with decorative detailing. Integrated appliances comprise a dishwasher, microwave, and washing machine, whilst a freestanding black SMEG fridge freezer is also included. The kitchen's connection to the dining hall lends itself perfectly to everyday living and easy entertaining.



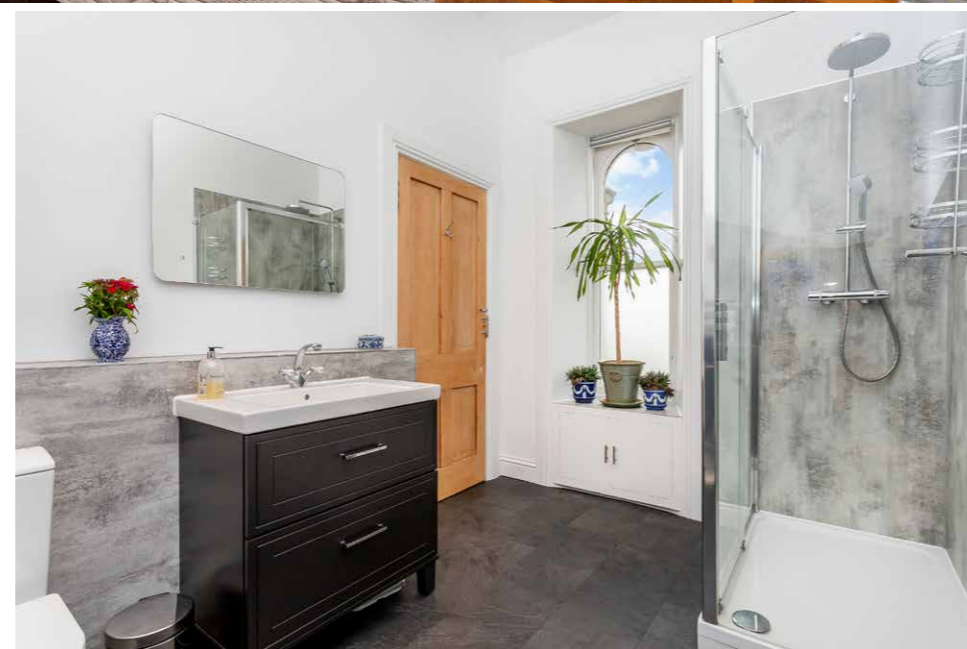
Two elegant *bedrooms*



Luxury principal suite



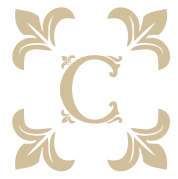
The exceptionally spacious principal bedroom is illuminated by a charming shuttered arched window and presented in soft neutral tones, with comfortable carpeting and authentic ceiling cornicing enhancing the sense of period elegance. Mirrored fitted wardrobes extend along one wall, amplifying both practicality and the feeling of space, whilst a light and airy shower room completes the suite. Featuring another attractive arched window, and finished with contemporary stone-effect panelling and flooring, the shower room incorporates a WC-suite, vanity storage, rainfall shower enclosure, chrome towel warmer, and a traditional clothes pulley retained within the cornice-framed ceiling.



Second double bedroom

The second double bedroom is similarly styled to the principal, featuring a muted colour palette and carpeting underfoot, and enjoys a leafy rear outlook through a large shuttered sash window. Excellent built-in storage includes ceiling-height wardrobes and shelving.





Family bathroom

Completing the home, and echoing the contemporary finish of the en-suite, is a family bathroom fitted with a WC-suite, vanity storage, chrome towel warmer, and a bath with an overhead rainfall shower.





South-facing garden

Tucked away to the rear and reached directly via spiral stairs from the entrance, the enclosed courtyard garden is bathed in sunlight throughout the day and features mature greenery and low-maintenance landscaping. To the front, a private gated driveway leads to a detached single garage incorporating a useful adjoining store.





Merchiston





Merchiston Edinburgh

SCHOOLS

State Schools: Bruntfield Primary School, James Gillespie's Primary School, Boroughmuir High School, St Thomas of Aquin's RC High School
 Independent Schools: Merchiston Castle School, George Watson's College, George Heriot's School, Edinburgh Rudolf Steiner School

CULTURE

Dominion Cinema, Church Hill Theatre, Usher Hall, King's Theatre, and Edinburgh's West End cultural venues within easy reach

UNIVERSITY

University of Edinburgh, Edinburgh Napier University



PRESTIGIOUS RESIDENTIAL DISTRICT RENOWNED FOR ITS GRAND PERIOD ARCHITECTURE

Beloved for its leafy streets, magnificent gardens, and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture, and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. When it comes to sport and fitness, residents of Merchiston have a choice of several gyms, sports centres and yoga studios right on their doorstep, or for those who prefer the great outdoors, why

not take a relaxed stroll or cycle along the picturesque Union Canal or make the short journey to the majestic Pentland Hills Regional Park. Merchiston enjoys an excellent range of schools in both the public sector, and is very well placed for some of the most prestigious independent schools in Scotland, particularly Merchiston Castle School, George Watson's College, and The Edinburgh Rudolf Steiner School. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub offers links across the city and further afield. The area also enjoys swift and easy access to the City Bypass, Edinburgh Airport, and the M8/M9 motorway network.

LOCATION



Leafy conservation area approximately 2 miles southwest of Edinburgh city centre

TRANSPORT

Bus – 10, 11, 15, 16, 23, 36, 45

Train Station – Haymarket (approx. 1.3 miles)

Tram Stop – Haymarket (approx. 1.3 miles)

Airport – Edinburgh

International (approx. 7 miles)

SPORTS

Craiglockhart Leisure and Tennis Centre, Merchiston Tennis and Bowling Club, Bruntfield Links Golfing Society, several gyms and yoga studios

PARKS

The Union Canal, Bruntfield Links, The Meadows, Harrison Park, Craiglockhart Hill, Pentland Hills Regional Park

FOOD & DRINK

Stylish cafés, wine bars, coffee houses, gastropubs, brunch spots, bistros, and acclaimed restaurants in Bruntfield and Morningside



— *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.

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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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