

10/3 WESTERN GARDENS

MURRAYFIELD, EDINBURGH, EH12 5QD

Occupying the top floor of a handsome traditional tenement in sought-after Murrayfield, this impressive three-bedroom flat pairs generous proportions with highly individual contemporary interiors.



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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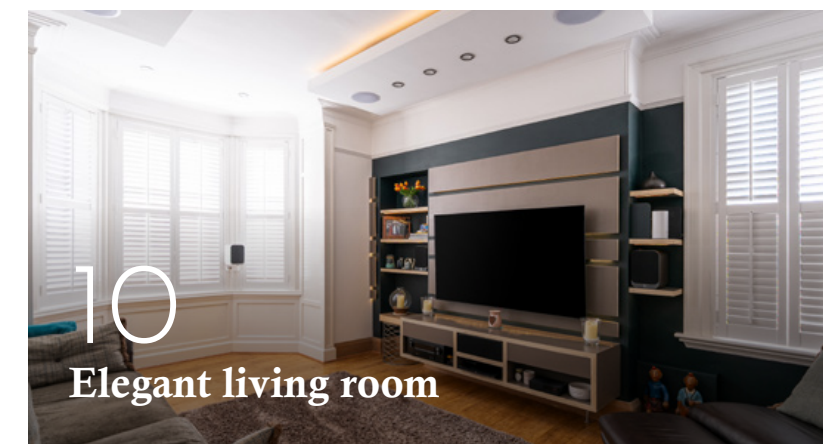
Welcome to 10/3 Western Gardens
An outstanding three-bedroom top-floor flat

04 Floorplan

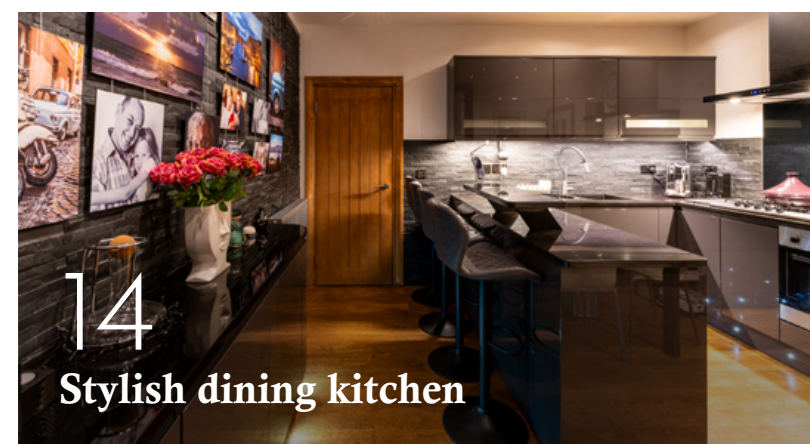
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Elegant living room



Stylish dining kitchen

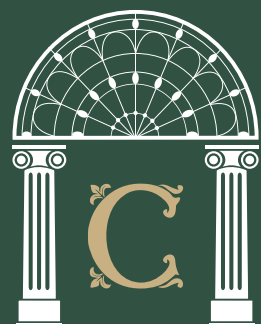
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Property Name

10/3 Western Gardens

Location

Murrayfield, EH12 5QD

Approximate
total area:

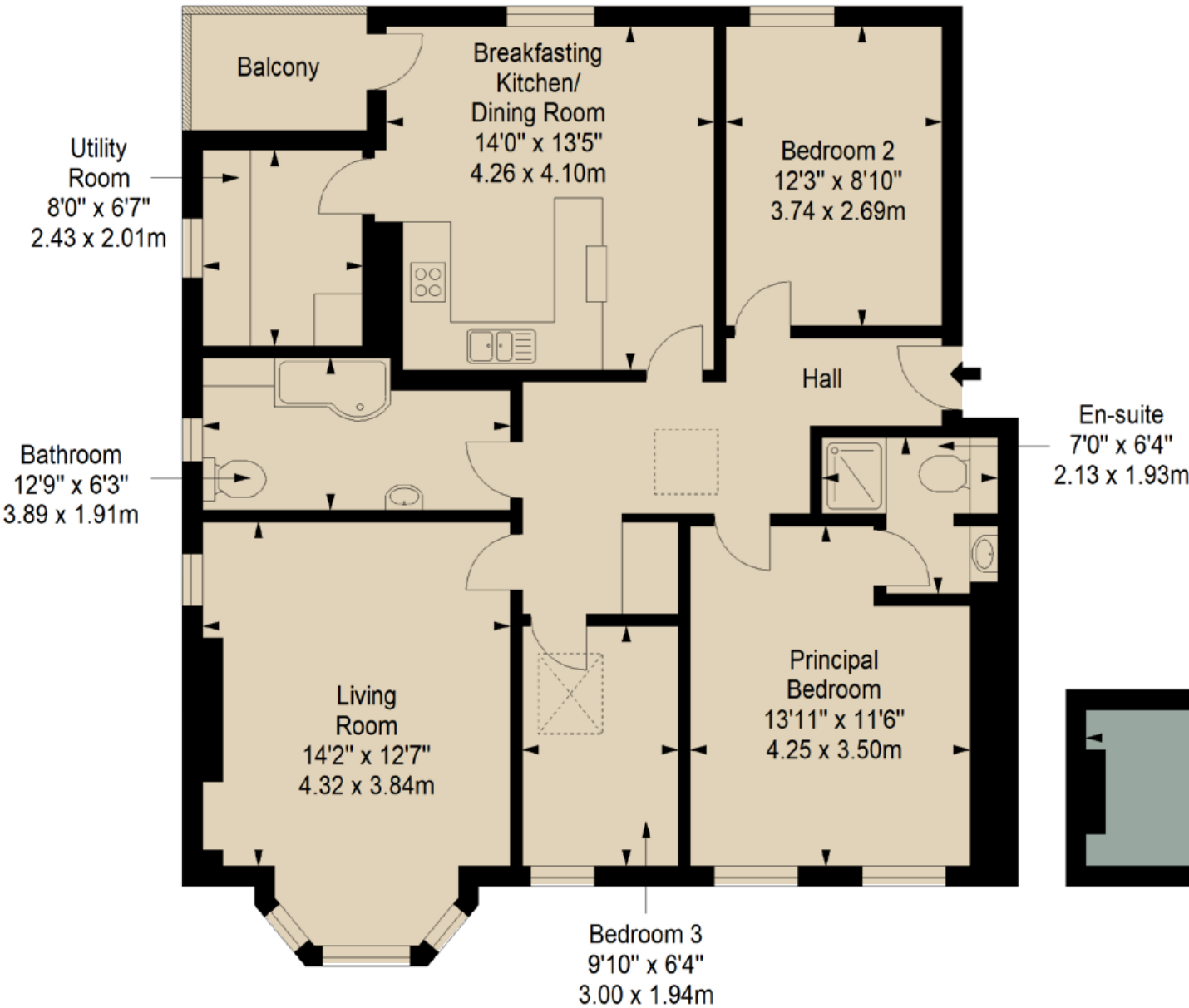
116.9 sq. metres (1258.3 sq. feet)



Second Floor



Attic



The flats elevated position brings excellent natural light and far-reaching views, while the accommodation includes a bay-windowed living room, a stylish dining kitchen with a utility room, a principal en-suite, a bathroom, extensive attic storage, and a private covered balcony. Access to a shared garden and free on-street parking complete this outstanding city home.

Located just to the south of Corstorphine Road, a major road link extending out of Edinburgh to the west, Murrayfield combines leafy residential surroundings with excellent access to local amenities, green spaces such as Roseburn and Saughton parks, Murrayfield, and convenient transport links into the city centre and beyond.

GENERAL FEATURES

- Sought-after residential setting in leafy Murrayfield
- Outstanding three-bedroom top-floor flat
- Handsome traditional stone-built tenement
- Secure entry system and shared stair
- Generously proportioned, beautifully presented interiors
- Elevated position with far-reaching views
- Excellent local amenities and transport connections
- Murrayfield and scenic green spaces within easy reach
- Home Report value - £400,000 | EPC Rating - C

ACCOMMODATION FEATURES

- Bright central hall illuminated by a rooflight
- Extensive floored and lit attic for storage
- Elegant living room with decorative cornicing
- Magnificent bay window and additional front-facing window
- Plantation shutters and bespoke illuminated media furniture
- Stylish dining kitchen designed for entertaining
- Gloss cabinetry and granite worktops
- Integrated appliances and a breakfast peninsula
- Separate utility room with further storage
- Spacious principal bedroom with an en-suite shower room
- Two further flexible bedrooms, one currently used as an office
- Contemporary bathroom with an overhead rainfall shower
- Gas central heating and double glazing throughout

EXTERNAL FEATURES

- Private southwest-facing covered balcony
- Sweeping rooftop outlook towards the Pentland Hills
- Access to a shared garden
- Free on-street parking directly outside



A bright central hall

illuminated by a rooflight



A secure entry system provides access to the shared stair, where the flat's front door opens into a broad central hall finished with warm wood-style flooring and oak doors. A rooflight draws daylight into the heart of the home, while the practical layout incorporates useful storage and access to an extensive floored and lit attic, designated for storage only. Recessed lighting continues throughout much of the accommodation.



Characterful

bay-windowed living room

The living room makes a striking yet welcoming retreat. Decorative cornicing and a magnificent bay window preserve the room's period character, while plantation shutters, bespoke display shelving, integrated lighting, and a contemporary media wall bring a polished modern finish.

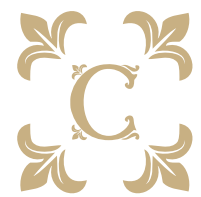


A second front-facing window enhances the light and outlook. Natural wood finishes recur across the interiors, lending cohesion and warmth to the distinctive decorative scheme.



A statement kitchen

designed for entertaining



Gloss cabinetry, *granite worktops and breakfast peninsula*



Designed equally well for everyday life and entertaining, the dining kitchen is a sociable room with space for a full dining table. Gloss cabinetry, granite worktops, textured splashbacks, and atmospheric plinth lighting create a sleek statement, complemented by integrated cooking appliances and a generous peninsula with breakfast-bar seating.

The kitchen also provides direct access to the balcony, allowing its impressive outlook to be enjoyed from this lively social space.

A separate utility room keeps laundry appliances and additional storage conveniently out of sight.



"...a generous peninsula with breakfast-bar seating..."





Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale. Integrated appliances include oven, gas hob and extractor. Freestanding appliances include dishwasher and washing machine.

Stylish principal suite

The principal bedroom is a calm, spacious double with two shuttered windows. Its en-suite shower room is fully tiled and fitted with a walk-in rainfall shower, handheld attachment, illuminated display recess, and streamlined contemporary sanitaryware.





"...the third is currently arranged as a dedicated office."



Further bedrooms

provide flexible accommodation

Two further bedrooms provide flexible accommodation for family, guests, or home working. The bright second double enjoys a simple neutral finish, while the third is currently arranged as a dedicated office. Serving these rooms is a stylish bathroom, where crisp metro tiling and contrasting dark flooring frame a curved bath with an overhead rainfall shower



Contemporary bathroom with an overhead rainfall shower



A leafy setting with excellent city connections

Murrayfield offers an appealing balance of peaceful residential surroundings and convenient city living. Everyday shopping and services are readily available nearby, with Murrayfield Stadium, riverside walks, and open green spaces also within easy reach. Regular bus services connect the neighbourhood with central Edinburgh and surrounding districts, while road and tram links provide convenient access across the capital and towards the airport.



A private covered balcony forms a particularly special extension of the home, offering space to sit out and savour sweeping rooftop views towards the Pentland Hills.

Residents also enjoy access to a shared garden, while free on-street parking is available directly outside. The flat benefits from gas central heating and double glazing throughout.



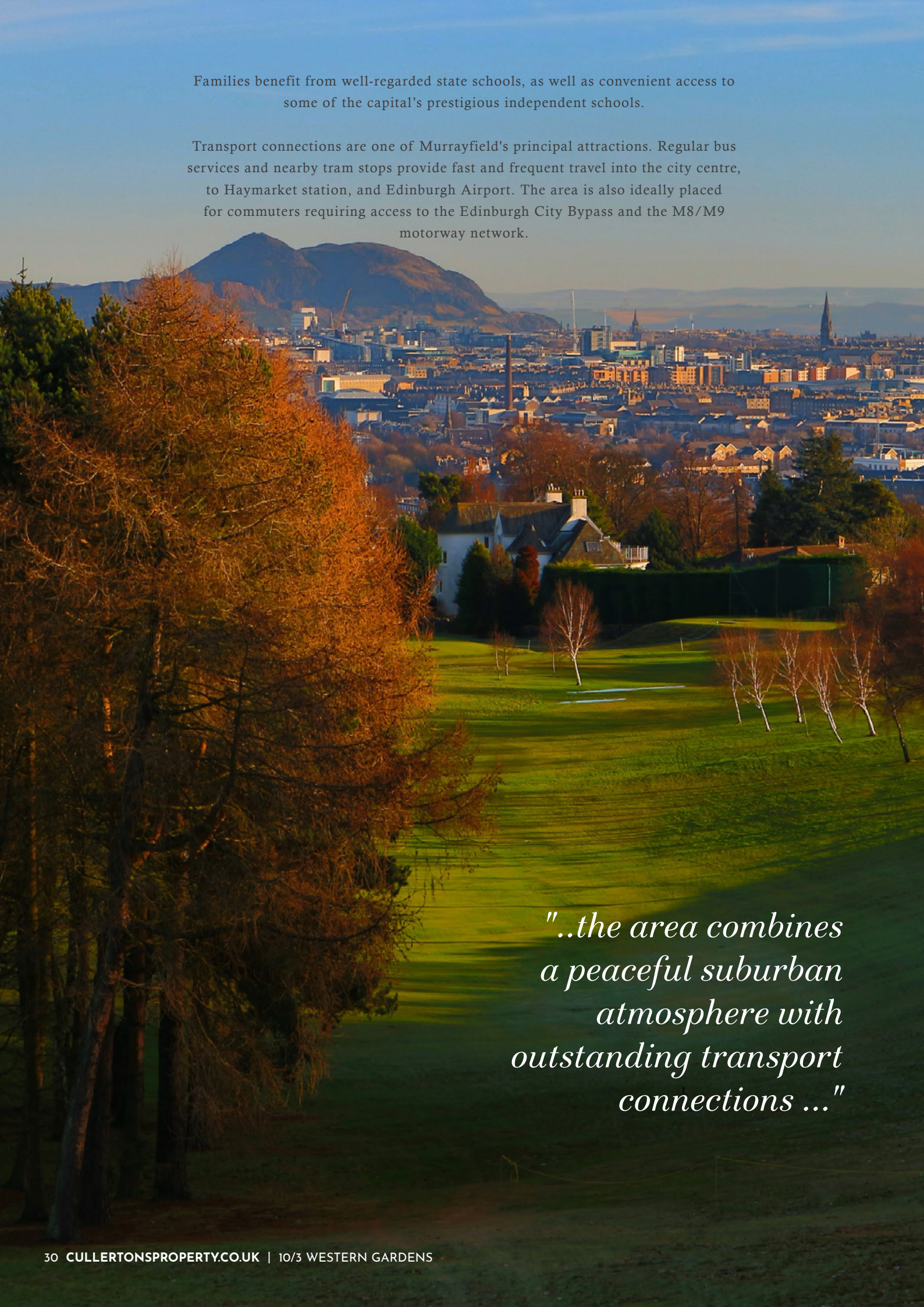


Murrayfield, Edinburgh



Enjoying a leafy setting west of Edinburgh city centre, Murrayfield is a well-connected residential area bordered by Murrayfield, Roseburn, Balgreen, and Corstorphine. Particularly appealing to professionals and families, the area combines a peaceful suburban atmosphere with outstanding transport connections and easy access to everyday amenities. Local shops and services are supplemented by a wider selection in neighbouring Corstorphine and Gorgie, including supermarkets, independent retailers, cafés, pubs, and restaurants. More extensive shopping, leisure, and dining options are readily available in Edinburgh's fashionable West End and city centre.

Residents enjoy excellent opportunities for outdoor recreation, with nearby Saughton Park featuring beautiful gardens, sports facilities, and a popular skate park. The Water of Leith Walkway and Roseburn Park also provide picturesque routes for walking and cycling, while Murrayfield Stadium hosts major sporting fixtures and live music events.



Families benefit from well-regarded state schools, as well as convenient access to some of the capital’s prestigious independent schools.

Transport connections are one of Murrayfield's principal attractions. Regular bus services and nearby tram stops provide fast and frequent travel into the city centre, to Haymarket station, and Edinburgh Airport. The area is also ideally placed for commuters requiring access to the Edinburgh City Bypass and the M8/M9 motorway network.

"..the area combines a peaceful suburban atmosphere with outstanding transport connections ..."

SCHOOLS

State schools:
Roseburn Primary School and
Craigmount High School

Independent schools:
St George’s School and ESMS

CULTURE

Edinburgh Zoo,
Murrayfield Stadium,
and the Scottish
National Gallery of
Modern Art

SHOPPING

Excellent local shopping
in Roseburn and
Corstorphine, with
supermarkets and
Craigleith Retail Park also
conveniently accessible

#1

A HIGHLY DESIRABLE AND WELL-
CONNECTED RESIDENTIAL AREA,
CLOSE TO SCENIC GREEN SPACES
AND EXCELLENT AMENITIES

LOCATION



Approximately
2.5 miles west of
Edinburgh city centre

TRANSPORT



Bus – 12, 26, 31, X18,
X19, X38, N18, and
Airlink 100

Tram stop – Balgreen
or Murrayfield Stadium
(approximately 0.5 miles)

Train station
– Haymarket
(approximately 1.5 miles)

Airport – Edinburgh
International Airport
(approximately 5.5 miles)

SPORTS

Murrayfield Stadium,
Murrayfield Golf Club,
local tennis courts, and
numerous community
sports clubs

FOOD & DRINK

A varied selection
of cafés, bistros,
takeaways, pubs, and
restaurants in nearby
Roseburn, Murrayfield,
and Corstorphine

PARKS

Roseburn Park,
the Water of
Leith Walkway,
and Corstorphine
Hill Local Nature
Reserve

— *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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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.



CULLERTON'S

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SCAN TO DISCOVER MORE

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