

11 KINGSBURGH ROAD



CULLERTON'S



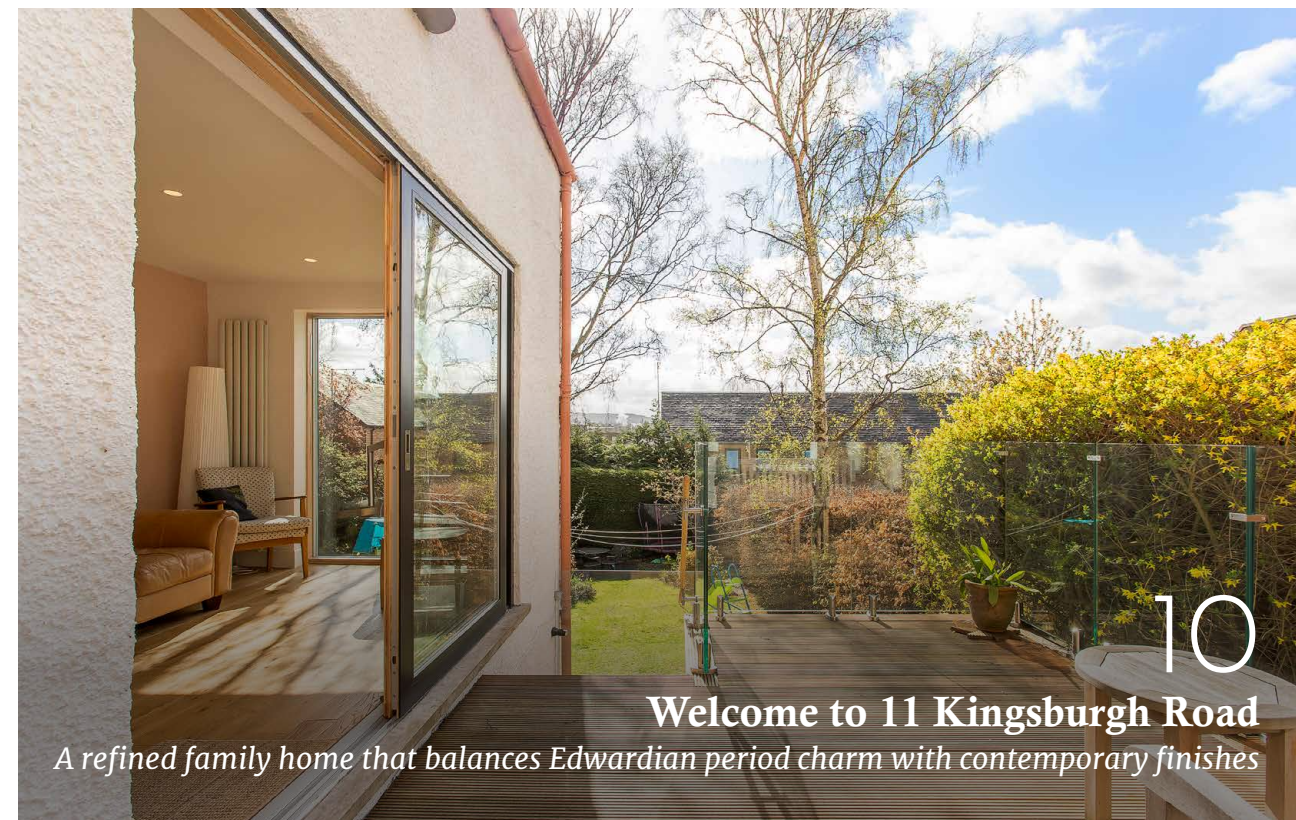
— The property expert behind the personalised service

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

TABLE OF CONTENTS

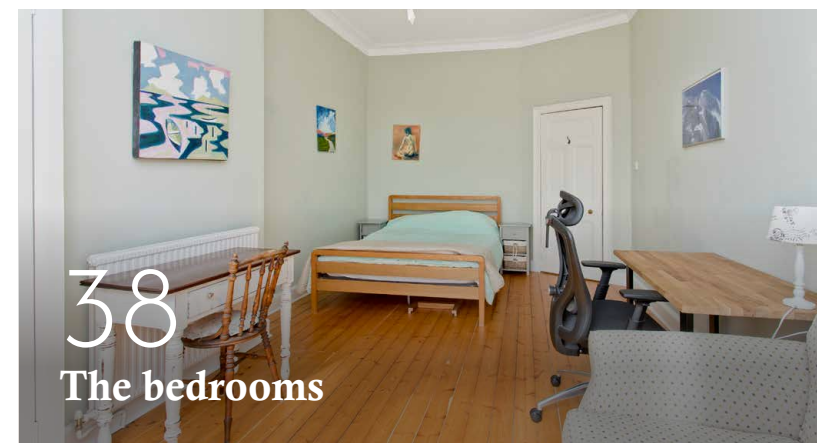


Welcome to 11 Kingsburgh Road
A refined family home that balances Edwardian period charm with contemporary finishes

04	Floorplan
10	The property
13	The approach
17	Living room
20	Open-plan kitchen
25	The garden room
26	The kitchen



Open-plan living & kitchen



38
The bedrooms

31	The studio
32	Shower room
37	Principal bedroom
38	Remaining bedrooms
40	The bathroom
44	The garden
48	Murrayfield



Property Name

11 Kingsburgh Road

Location

Murrayfield, Edinburgh, EH12 6DZ

Approximate total area:

307.8 sq. metres (3313.2 sq. feet)

■ - Lower Ground Floor ■ - Ground Floor ■ - Mezzanine ■ - First Floor

EPC Rating - D | HR valuation - £1,100,000



A three-story stone house with a bay window and a front garden. The house is made of light-colored stone and has a bay window on the ground floor. The garden features a large bush of yellow roses, a wooden bench, and a gravel path leading to the front door. The sky is blue with some clouds.

WELCOME

to 11 Kingsburgh Road



11 Kingsburgh
Road



Positioned within a handsome terraced row of period houses, 11 Kingsburgh Road has been thoughtfully extended and tastefully upgraded by the current owners to create a refined family home that balances Edwardian period charm with high-quality contemporary finishes.

Enjoying lovely cityscape views to the Pentland Hills, the house comes with three reception rooms, four bedrooms, an office or studio, two bathrooms, and a basement workshop, with private gardens to the front and rear. Set in leafy Murrayfield, it is within walking distance of some of Edinburgh's best private schools.



CHARMING

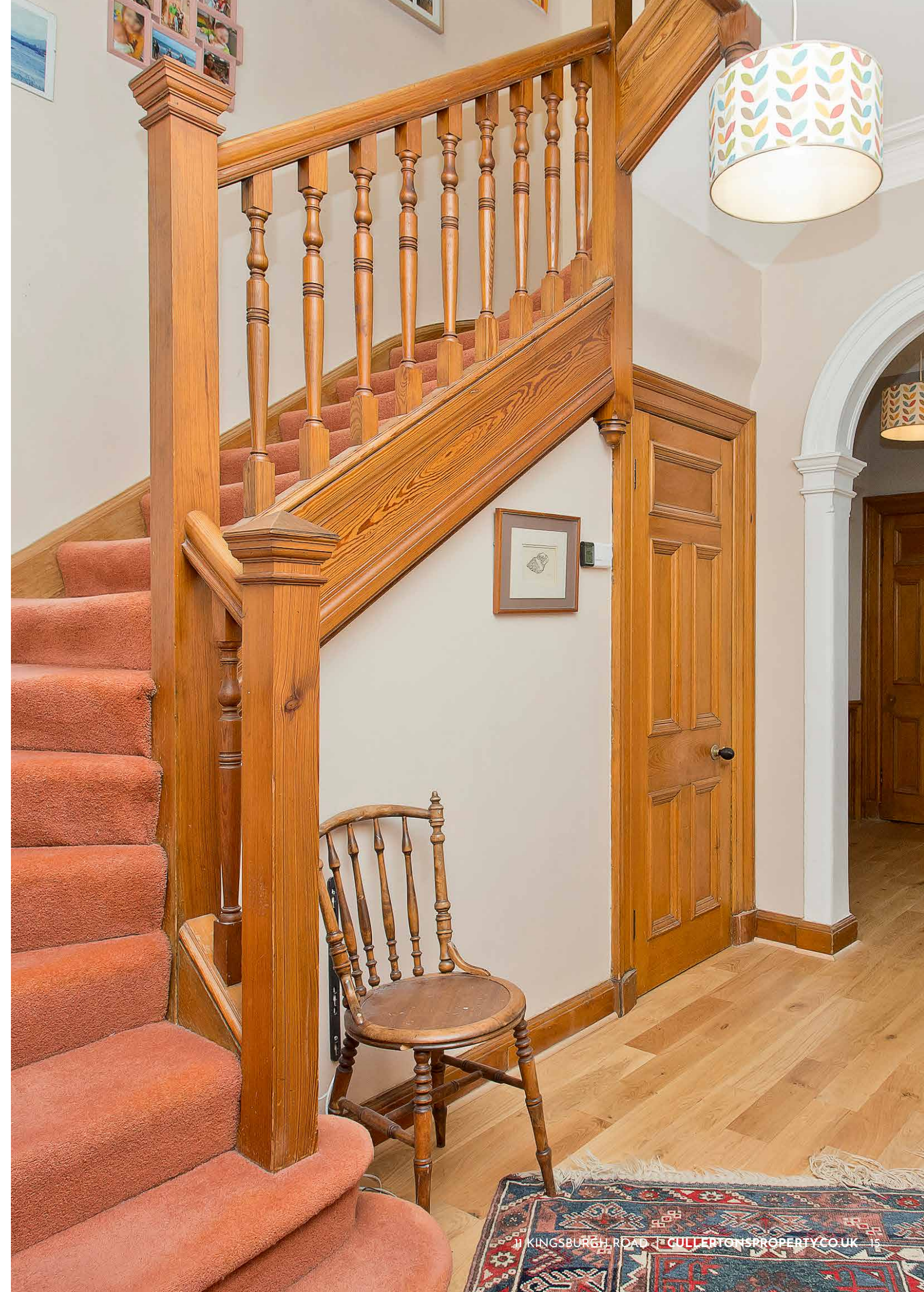
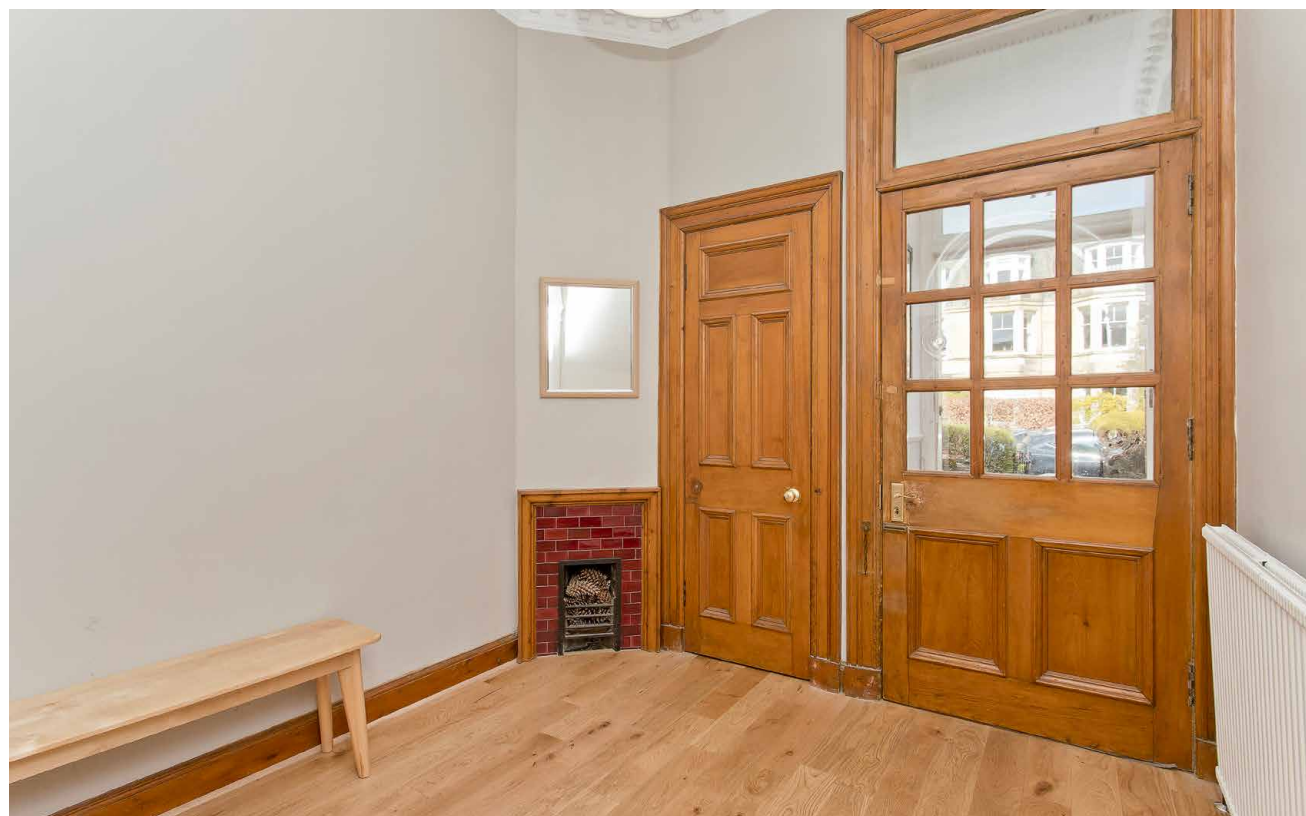


A low stone wall and hedge frame the front boundary, with a gate opening onto the charming cottage-style front garden. Thoughtfully landscaped, the low-maintenance front garden offers lovely scents with climbing roses and lavender, against a backdrop of perennials, complemented by rhododendrons and hedging, as well as discreet garden storage, all offering a welcome approach.

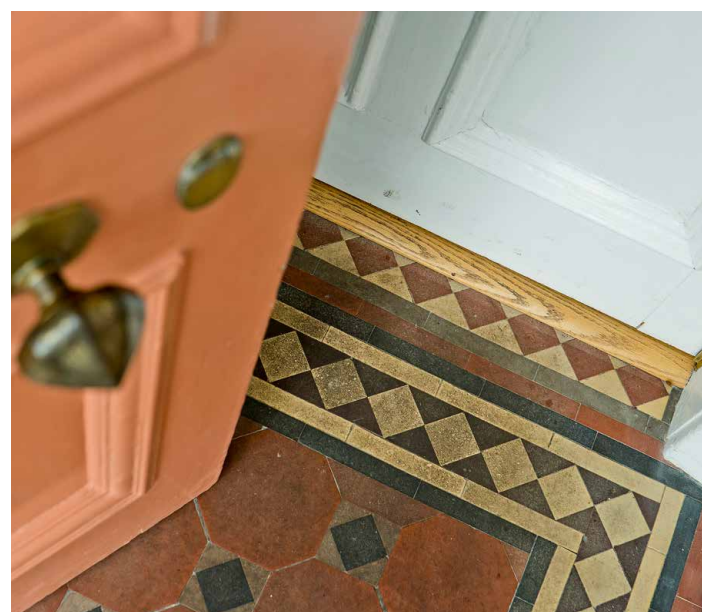
The original front door opens into a welcoming entrance vestibule, featuring preserved period tiles and cornicing framing the high ceiling, showing the property's heritage. An inner door leads through to a particularly elegant reception hallway, with a period fireplace and a decorative arch dividing the hallway into two sections. This first section comes with a naturally lit cloakroom, offering excellent hidden storage for coats and muddy boots.

A BRIGHT

welcoming hallway



The space flows effortlessly through the arch into the second part of the hallway, where the imposing staircase with a classic oak balustrade gives way to the bedrooms on the first floor. Natural light pours down from a large cupola, while an under-stair cupboard provides additional, well-considered storage. These traditional elements are thoughtfully balanced by modern engineered wooden flooring (flowing freely throughout much of the ground floor), which introduces warmth and continuity underfoot.





IMPRESSIVE

living room featuring period details

Leading off the reception hallway, the first room on the left is a beautifully proportioned bay-windowed living room, rich in both character and natural light. The large bay, with stripped-back panelling, draws daylight in while framing views over the front garden. The windows have been upgraded to conservation-style double glazing, preserving the home's period integrity while improving comfort.

A traditional gas-lit fireplace with a handsome oak surround forms a warm and inviting focal point, complemented by finely detailed egg-and-dart corning above. A wall of built-in bookshelves and a discreet storage cupboard introduce both practicality and quiet refinement.



EXCEPTIONALLY DESIGNED

open-plan living



To the rear of the home, the space opens out into a truly exceptional, light-filled sequence of rooms that has been thoughtfully reconfigured and upgraded for modern living.

This elegant space bathes in warm southerly sunshine, with multiple doors connecting it to the garden for an ideal indoor-outdoor lifestyle. The engineered wood flooring, with underfloor heating, flows seamlessly from one space to the next, connecting them.

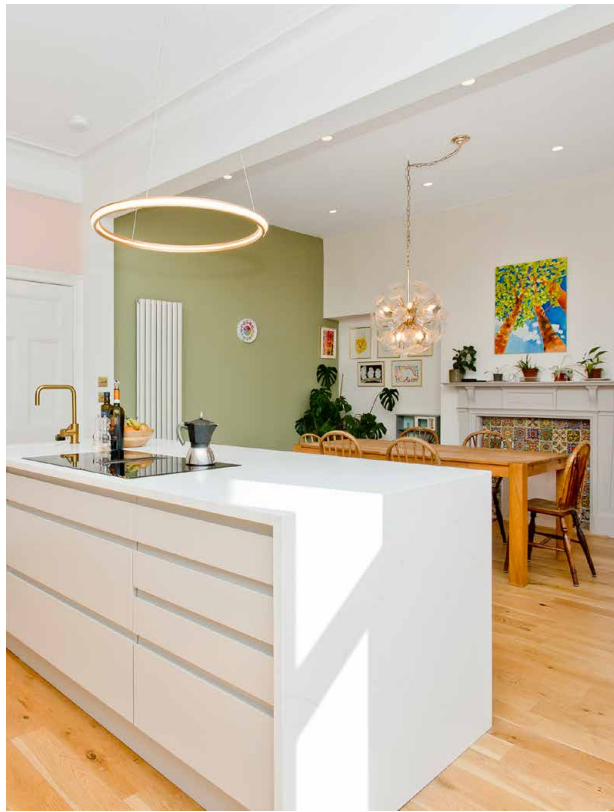
The breakfasting kitchen forms the natural heart of this arrangement, where generous proportions are softened by a charming bay window that accommodates an informal sitting area, ideal for relaxed mornings or quiet moments throughout the day. The area flows effortlessly into a large, dedicated dining area, creating an open yet subtly defined space. A traditional fireplace provides a focal point, its character gently reinterpreted through the introduction of more contemporary tiling, striking a careful balance between old and new.



A MAGNIFICENT GARDEN ROOM

Beyond, a further extension elevates the experience entirely. This magnificent garden room is bathed in natural light, with expansive glazing that draws the outside in. Large sliding doors and an impressive floor-to-ceiling picture window frame the garden and decked patio beautifully, while also capturing far-reaching views across the surrounding cityscape. This versatile room could be used as a family/TV room, a playroom, or an ideal snug for relaxing and reading.





The kitchen itself is both elegant and highly functional, designed with a clean, contemporary aesthetic that complements the openness of the space. Sleek cabinetry in a muted colour palette offers a streamlined finish, paired with quality quartz work surfaces and integrated lighting, ensuring luxury as well as durability.

A large island creates a visual zoning between the kitchen and dining room, whilst offering seated space for morning coffee or socialising while cooking. The kitchen boasts a suite of integrated appliances (all AEG branded), thoughtfully incorporated, including a large induction hob with a built-in downdraft extractor, maintaining the uncluttered visual flow of the worktops.



Cooking provision is particularly well considered, with a set of double integrated eye-level ovens. The upper oven functions as both a combination oven with microwave and grill, and the lower as a full conventional oven. Further integrated elements include a fridge and freezer, a deep larder cupboard, and a discreet refuse system, all designed to maximise storage while maintaining the kitchen's clean lines. An integrated dishwasher, complemented by both a double sunken sink as well as a smaller vegetable sink, completes the specification, ensuring that practicality sits effortlessly alongside the kitchen's refined aesthetic.

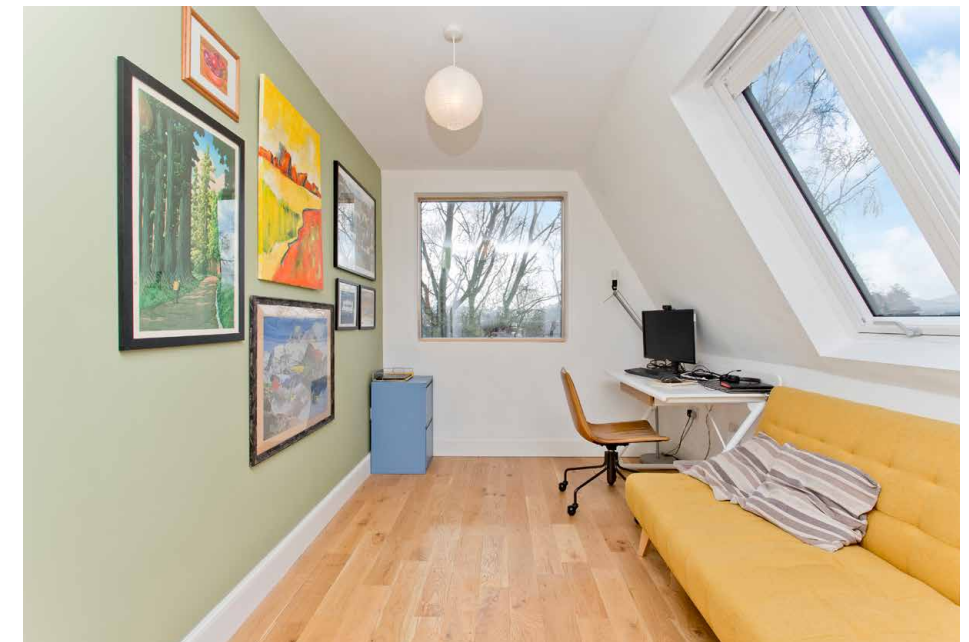


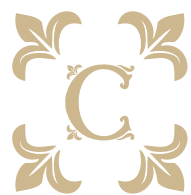
THE STUDIO

an inspired upper-level extension

From the dining area, a striking contemporary steel staircase rises to an additional upper level, introducing a bold architectural contrast to the home's period framework. Thoughtfully inserted above what would historically have formed the former servants' quarters, this space has been entirely reimagined and extended to create a highly versatile and light-filled room.

The room opens out beneath a series of skylights, with three set into the roofline to draw in natural light throughout the day. A large feature window, positioned to capture a prized southerly aspect, frames far-reaching views across the cityscape, extending towards Murrayfield Stadium and the Pentland Hills beyond. Currently arranged as a combined office and sitting area, the space lends itself to a variety of uses, whether as a peaceful workspace, an additional lounge, or a creative studio. The interplay of clean contemporary lines, expansive glazing, and the elevated outlook creates a calm and inspiring environment, distinct yet seamlessly connected to the flow of the home below.





COMPLETING THE GROUND FLOOR

Reached from the hallway, a striking contemporary shower room offers a confident contrast to the period detailing found elsewhere. Recently reimagined, the space is defined by Moroccan-inspired floor tiling, paired with clean-lined finishes including a wall-hung basin and a concealed-cistern WC. A generous walk-in shower with rainfall head creates a spa-like feel.

A cleverly integrated utility cupboard, housing both washing machine and tumble dryer, as well as additional storage space, ensures the room remains as functional as it is visually distinctive.



CLEVER

STRIKING



THE FIRST FLOOR

housing the bedrooms and bathroom

A scending the staircase, the home continues

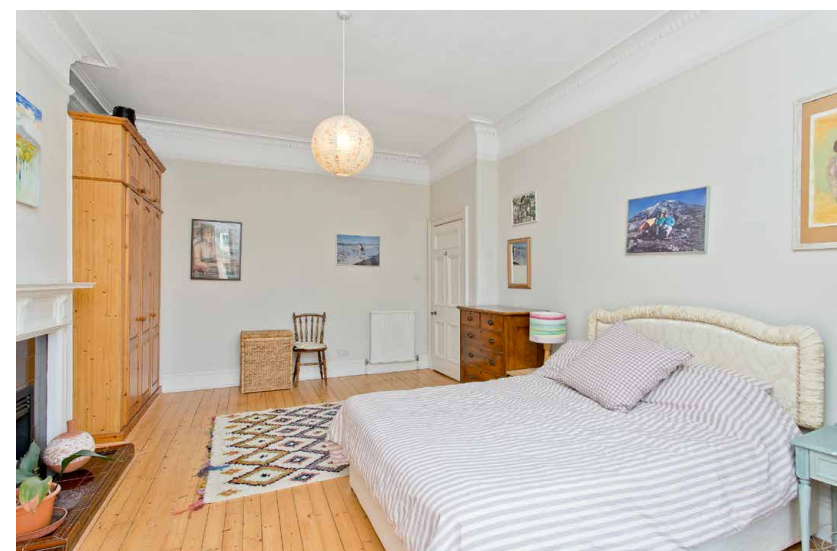
to impress, where a traditional oak balustrade rises beneath a striking cupola above, allowing natural light to filter softly down through the stairwell. The upper level retains a strong sense of its Edwardian heritage, with beautifully stripped original flooring running throughout, complemented by restored architraves and doors that reinforce the home's authenticity.

The accommodation comprises four well-proportioned bedrooms, each offering a distinct character while maintaining a consistent sense of light and space.



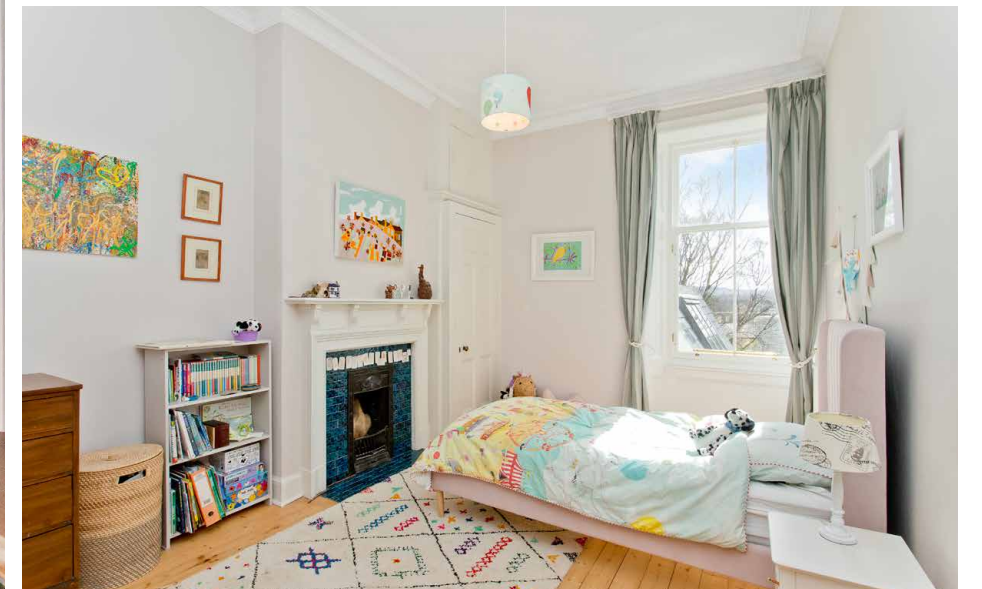
PRINCIPAL

bedroom



The principal bedroom sits to the front, positioned above the living room, and enjoys a generous footprint enhanced by a beautiful bay window and a particularly pleasant outlook. Conservation-style double glazing has been sensitively introduced, while a feature fireplace, fitted wardrobes set neatly within the recesses, and elegant cornicing complete a room that balances comfort with period charm.

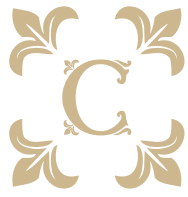
THE REMAINING BEDROOMS



T

he second bedroom mirrors this sense of scale, also benefiting from a bay window and ample proportions to accommodate a double bed alongside a seating or study area. A traditional built-in cupboard provides storage, while elevated views extend across the rooftops towards Murrayfield Stadium, with sunlight filling the room throughout the day. To the rear, a further bedroom overlooks the garden and is currently arranged as a child's room. It retains its original open fireplace and includes built-in storage, offering both character and practicality within a calm, private setting.

The fourth bedroom provides a flexible space, ideally suited as a child's bedroom, nursery, or study. Generous for a single room and capable of accommodating a small double if required, it continues the cohesive aesthetic found throughout, with the same stripped flooring and clean, considered finish.



A well-maintained family

BATHROOM

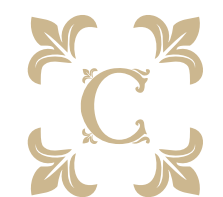
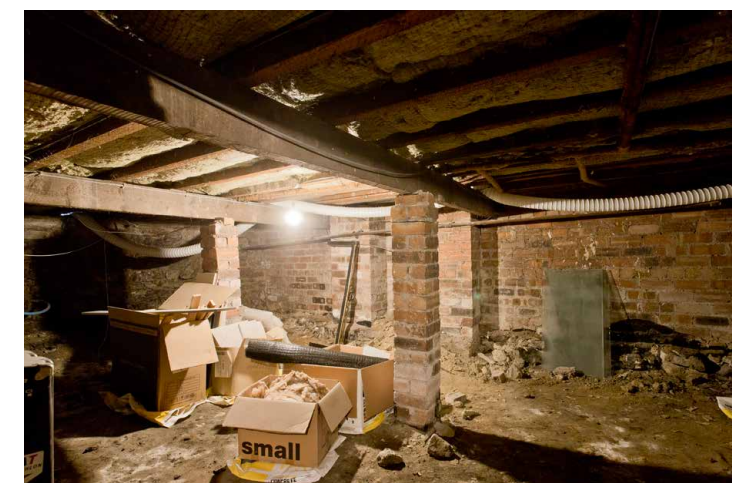
Completing the upper level is a well-appointed family bathroom, arranged as a generous space and lit from above by a skylight. A bath with traditional-style fittings and overhead shower sits alongside fitted vanity units, while a heated towel rail and thoughtful layout ensure both comfort and functionality.

A deep storage cupboard, currently utilised as a linen cupboard, provides valuable additional space and completes the accommodation.

Extras - Included in the sale are all the integrated appliances, the freestanding washing machine and tumble dryer, curtains (excluding the children's bedrooms), bespoke fitted blinds, and light fittings.



SPACE



*Basement
workshop and
garden store
and extensive
additional
basement
storage*



GARDENS

and outdoor space

DESIGNED FOR FAMILY

living and entertaining



E

xternally, the home continues to deliver a carefully considered balance of lifestyle and practicality. It is worth noting that throughout the property there is a thoughtful mix of both double and triple conservation glazing, enhancing comfort while preserving the home's period integrity. From the rear of the house, doors open directly onto a beautifully executed decked patio, with a sleek glass balustrade, decking and teak wood finishes. This elevated terrace provides an ideal setting for outdoor dining and entertaining, seamlessly connected to the kitchen and dining space, as well as the garden room, offering a sunny and peaceful outlook. Steps lead down to the main garden, where the space unfolds into a well-structured and enclosed setting. A combination of paving and lawn creates distinct areas for both relaxation and play, while a perimeter of established hedging offers a sense of privacy. Planted borders introduce seasonal colour and texture, with roses, shrubs, and raised beds that include

strawberries, alongside tulips and spring bulbs. A dedicated patio seating area sits comfortably within the garden, providing a further place to gather and enjoy the surroundings. A particularly valuable addition is the substantial garden store and workshop, accessed via a door at the garden level. Equipped with both power and water, this space offers excellent versatility, whether for practical storage, hobbies, or workspace use, and extends generously beneath the house to provide an impressive volume of additional storage. Altogether, the outdoor space has been designed to cater to both everyday family life and more sociable occasions, with the upper deck offering an immediate extension of the living space, and the lower garden providing a safe, level lawn ideal for children. 11 Kingsburgh Road benefits from both free unrestricted parking, as well as permit parking falling into Zone S3.

MURRAYFIELD

beyond the familiar

What defines Murrayfield is not simply its address, but its enduring sense of place. Architecture, history and lived experience come together in this distinguished, leafy western suburb of Edinburgh, one that has drawn residents for over two centuries.

Murrayfield did not emerge fully formed. It evolved gradually, from open countryside to a collection of country residences, and ultimately into the leafy and exclusive neighbourhood seen today. In the late 1600s, the area appeared on maps as Nisbet Park, open land on the edge of the city, loosely traced by routes rather than streets. Acquired in the 1700s by Archibald Murray, a judge of the Court of Session, the foundations of

the modern neighbourhood that bears his name were quietly established. Through the 18th and early 19th centuries, it remained a landscape defined by space and outlook, with only a handful of substantial houses set within generous grounds. As Edinburgh expanded westwards, the character began to shift. Large country houses gradually gave way to villas from the mid-19th century onwards. Yet development here was never rigid. Georgian and Victorian houses sit alongside Arts and Crafts and carefully considered contemporary homes, each within its own plot, framed by gardens and softened by mature planting. That sense of space remains one of Murrayfield's most enduring qualities.

If the architecture shapes Murrayfield, its stories give it depth.

Some are unexpectedly dramatic. At Coltbridge, the old stone crossing over the Water of Leith became the setting for a defining moment in the Jacobite Rising of 1745. As Bonnie Prince Charlie's forces approached, Hamilton's dragoons faltered, turning in sudden retreat towards the city. The incident, later known as the Coltbridge Canter, dealt a sharp blow to the morale of Edinburgh's defenders and signalled the city's vulnerability. The scene is captured in the 105 metre Prestonpans Tapestry, while other traces of the past remain in former tram routes and long-forgotten mile markers between Edinburgh and Glasgow. Others speak more quietly of culture and creativity. Artists such as Samuel Peploe and

Charles H. Mackie lived and worked here, alongside sculptors including James Pittendrigh Macgillivray and Charles Pilkington Jackson, contributing to a rich artistic legacy that still resonates. There is even a fleeting musical note. Since childhood, John Lennon regularly visited his aunt Elizabeth and uncle Bert Sutherland who lived on Ormidale Terrace in Murrayfield. It is said that it was during one of his stays there, where he wrote the B-side to Paperback Writer, a small but memorable footnote in the area's layered history. It is within this richly textured setting that 11 Kingsburgh Road sits so naturally, sharing in the space, privacy and quiet distinction that define Murrayfield.



11 Kingsburgh
Road



Architecture, history and lived experience come together in this distinguished, leafy western suburb of Edinburgh,



T
his home boasts a prime location in the exclusive and highly sought-after suburb of Murrayfield. Hugged by the Edinburgh Green Belt, yet within walking distance of the city's West End, the area is cherished for its wide, leafy streets, impressive period properties with established gardens, and picturesque views of Corstorphine Hill and the Pentland Hills. Its tranquil, leafy setting, so close to the city centre, has long placed Murrayfield at the top of the list for discerning families seeking quality city living. Within walking distance, you will find some of Edinburgh's leading independent schools, nature reserves and green spaces, as well as world-class amenities.



Murrayfield is served by excellent local amenities, including hotels, shops, restaurants and cafés. Just a little further, yet still easily reached on foot, you can enjoy the world-class attractions of the city's West End, including a selection of shops, restaurants, boutiques, services, museums, galleries and theatres. Situated close to Edinburgh International Airport, Haymarket railway station, and two tram stops, Murrayfield is ideally placed for both city and international travel. Synonymous with rugby and international events at Murrayfield Stadium, the area also enjoys a wealth of additional sports facilities to suit every taste, including Murrayfield Tennis Club, Murrayfield Golf Course, Murrayfield Ice Rink and bowling club, and Saughton Sports Complex, which forms part of Saughton Park. Spanning 34 acres, this beautiful public park offers something for the whole community. In addition to formal gardens and a glass winter garden, the park also features a creative play area and Scotland's largest skate park. For a more leisurely walk or cycle, the nearby Water of Leith provides a scenic green corridor through the city, with paths leading to the Modern Art Galleries, Dean Village and Stockbridge beyond. Just up the road is Corstorphine Hill Nature Reserve, a Green Flag park with 140 acres of mature woodland, grassland and wildflowers to explore on foot or by bike. Murrayfield enjoys an ideal location for access to some of the capital's leading independent schools. Within walking distance are The Mary Erskine School, ESMS Junior School and Stewart's Melville College. The property also lies within the catchment area for excellent state schooling, including Roseburn Primary School, followed by Craigmount High School. Due to its west-central location, Murrayfield benefits from close proximity to the Edinburgh City Bypass and the M8/M9 motorway network, as well as exceptional public transport links into the city via bus and tram, including direct routes to Haymarket Station and Edinburgh Airport.



NEARBY AMENITIES



— *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*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *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
mark@cullertonsproperty.co.uk

— *About Mark*

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 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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.