

# 10 AVON ROAD

CRAMOND, EDINBURGH, EH4 6RD

---

*Desirably situated in the coastal suburb of Cramond, this substantial detached house promises a luxurious and exceptionally versatile family home with up to six bedrooms (two with en-suite shower rooms), a four-piece bathroom, and multiple living spaces with a social interconnecting layout. The exclusive home is completed by secure garage parking, immaculate gardens, and an elevated terrace offering far-reaching views.*



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 10 Avon Road**  
*Excellent versatility for families*

**04** Floorplan

**07** The property

**10** Reception rooms

**14** The kitchen



**The Living Room**



**24**  
**The Terrace**

**18** The bedrooms

**23** The bathrooms

**25** Gardens & parking

**26** Area



## Property Name

10 Avon Road

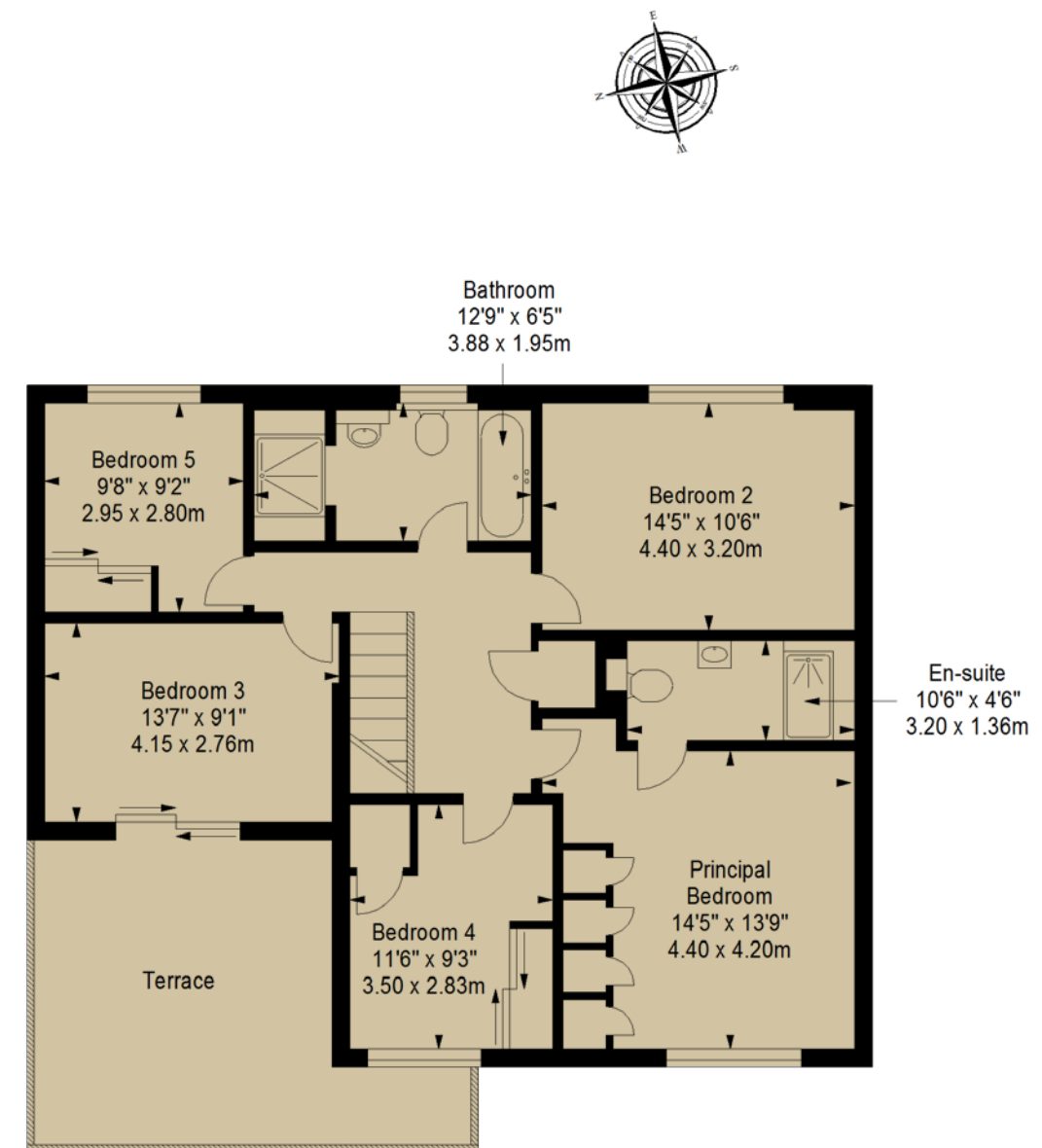
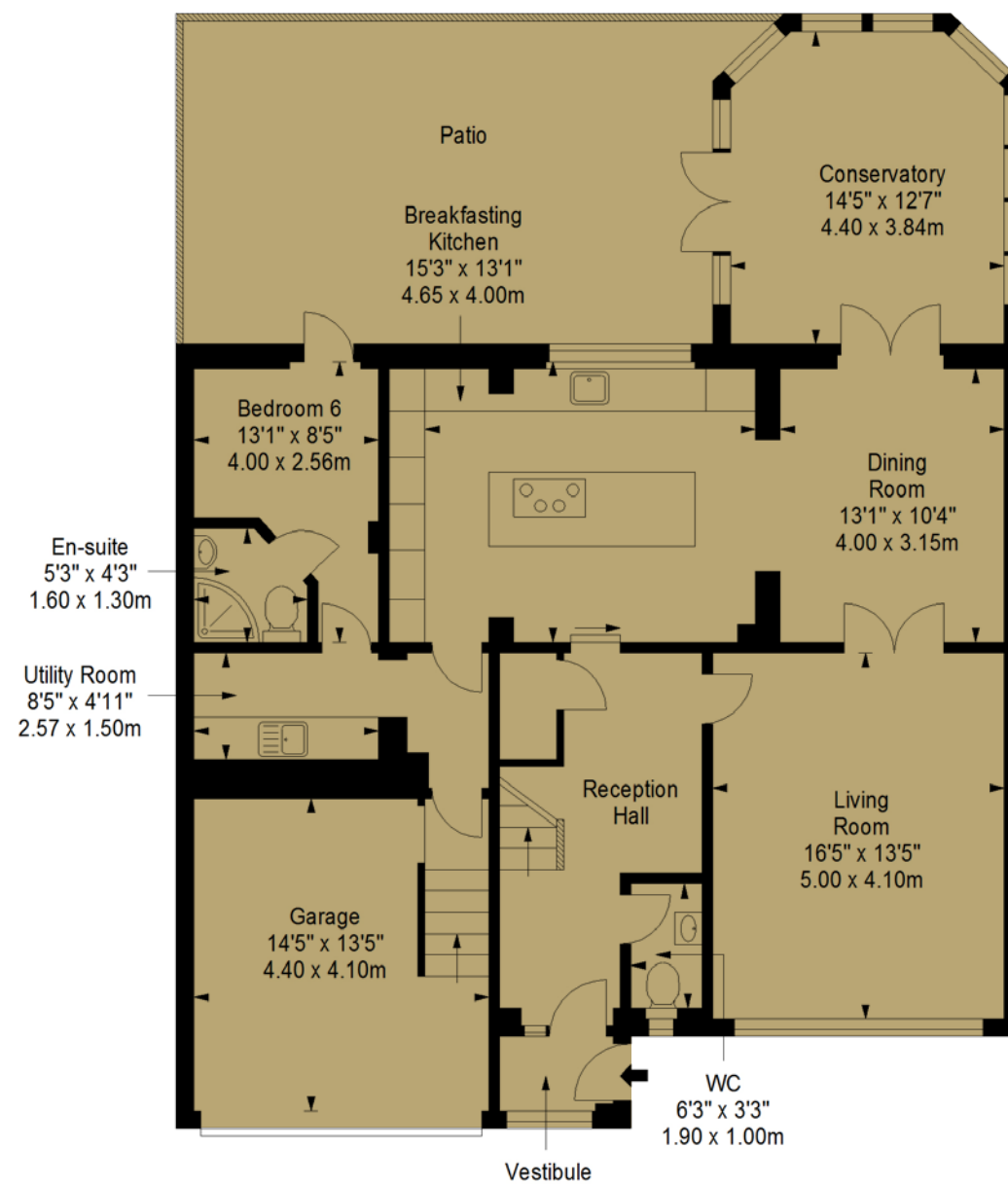
## Location

Edinburgh, EH4 6RD

## Approximate total area:

221 sq. metres (2378.9 sq. feet)

■ - Ground Floor   ■ - First Floor   ■ - External





Perfectly presented with sophisticated interiors, this contemporary detached home meets the demands of busy family living with up to six bedrooms, multiple bathrooms, and a convivial arrangement of living spaces. The prestigious residence benefits from easy-to-maintain gardens, integral garage parking, and scenic views from an upper terrace. The leafy suburb of Cramond is much loved for its relaxed village atmosphere, sandy beach, and proximity to major road links for swift travel into the city, further afield, and to the airport.

## GENERAL FEATURES

- Highly-desirable coastal suburb
- Executive detached house
- Excellent versatility for families
- High-end contemporary interiors
- In the catchment for Cramond Primary and The Royal High Secondary Schools
- Prestigious golf course nearby, including Bruntsfield Links and The Royal Burgess Golfing Society
- HR Value - £800,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- Vestibule and reception hall with storage and WC
- Bright and spacious living room
- Breakfasting kitchen open to a formal dining room
- South-facing conservatory with underfloor heating
- Luxurious principal suite with shower room and storage
- Five additional bedrooms (one with terrace access, two with storage, and one with an en-suite shower room and garden access)
- Family bathroom featuring a shower and bath
- Utility room with kitchen and garage access
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Low-maintenance gardens and a putting green
- First-floor, suntrap terrace with tranquil views
- Private driveway
- Integral garage

# WELCOME TO 10 AVON ROAD



# A BRIGHT & SPACIOUS LIVING ROOM

*W*elcoming you into the home is a vestibule and adjoining reception hall housing storage and a WC. The hall flows through to a bright and spacious living room with double doors opening into a formal dining room. Both rooms are identically styled with pared-back décor and handsome Amtico flooring. The dining room leads into a south-facing conservatory (which has underfloor heating) and is also handily open to the kitchen.



# LUXURIOUS DETACHED FAMILY HOME ENJOYING SOCIAL INTERCONNECTING LIVING SPACES





# BREAKFASTING KITCHEN

## OPENS TO A FORMAL DINING ROOM

The kitchen mirrors the reception rooms' décor and comes fitted with a wide selection of coordinating handleless cabinets and a central five-seater breakfasting island/workspace. Fully integrated goods add to the ultra-sleek finish and comprise an induction hob, an eye-level double oven, a double fridge freezer, and a dishwasher. It also has a boiling water tap, whilst laundry appliances are discreetly housed in an adjoining utility room providing garage access. The utility room also leads to one of the six bedrooms on offer. This bedroom (or ideal home office) features a garden entrance and an en-suite shower room.





# GENEROUS BEDROOMS



The remaining bedrooms are located on the first floor, fanning off a central landing with built-in storage. These comprise three double bedrooms and two versatile rooms, the latter featuring fitted wardrobes. The stylishly carpeted principal bedroom is supplemented by incorporated wardrobes and an en-suite shower room, which has a deluxe walk-in shower and steam enclosure with a fitted TV. One further double, currently set up as a lounge, opens onto a suntrap, seating terrace with leafy views as far as the eye can see. Completing the upper level of accommodation is a bright, tastefully tiled family bathroom replete with a WC suite, a towel radiator, a bath, and a separate shower enclosure. Gas central heating and double glazing ensure year-round comfort and efficiency.





# STYLISH WASHING FACILITIES



ompleting the upper level of accommodation is a bright, tastefully tiled family bathroom replete with a WC suite, a towel radiator, a bath, and a separate shower enclosure. Gas central heating and double glazing ensure year-round comfort and efficiency.

# SECURE GARAGE PARKING & WONDERFULLY PRIVATE GARDENS

Externally, the attractive front and rear gardens are easy to maintain and screened by neatly tended hedgerows and shrubbery to create added seclusion. The south-facing rear garden features an artificial lawn with a putting green, and an alfresco dining terrace. A front driveway leads to an integral garage allowing private parking for multiple vehicles.



# CRAMOND EDINBURGH

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade stretches all the way to Granton Harbour and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way! Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, the Forth Road Bridge and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre.



## SCHOOLS

State Schools: Cramond Primary School, St Andrew's Fox Covert RC Primary School, The Royal High & St Augustine's RC High Secondary Schools

Independent Schools: Fettes College, The Mary Erskine School

## CULTURE

Lauriston Castle, Cramond Island, Dalmeny House, Barnbogle Castle, Muirhouse Mansion

## SHOPPING

Local convenience stores and supermarkets at neighbouring Silverknowes, high-street favourites at Craigleith Retail Park

#1

A TRANQUIL, LEAFY GREEN VILLAGE SET AMONGST SCENIC SURROUNDINGS BY THE COAST & THE RIVER ALMOND

## LOCATION



Approximately six miles northwest of Edinburgh city centre

## TRANSPORT



Bus – 4, 16, 21, 24, 26,

29, 37, 38, 41, 43, 47, 200

Skylink

## SPORTS

Silverknowes Golf Course, Brunstfield Links Golfing Society, World of Football Marine Drive

## PARKS

Cramond Beach, River Almond Walkway, Cramond Island, Silverknowes Beach

## FOOD & DRINK

Traditional pubs, restaurants, takeaways, cafes

— *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](mailto:info@cullertonsproperty.co.uk)

[www.cullertonsproperty.co.uk](http://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

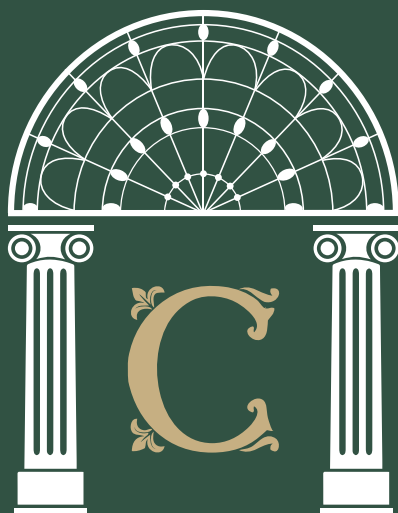
[mark@cullertonsproperty.co.uk](mailto:mark@cullertonsproperty.co.uk)

## — *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](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto: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.