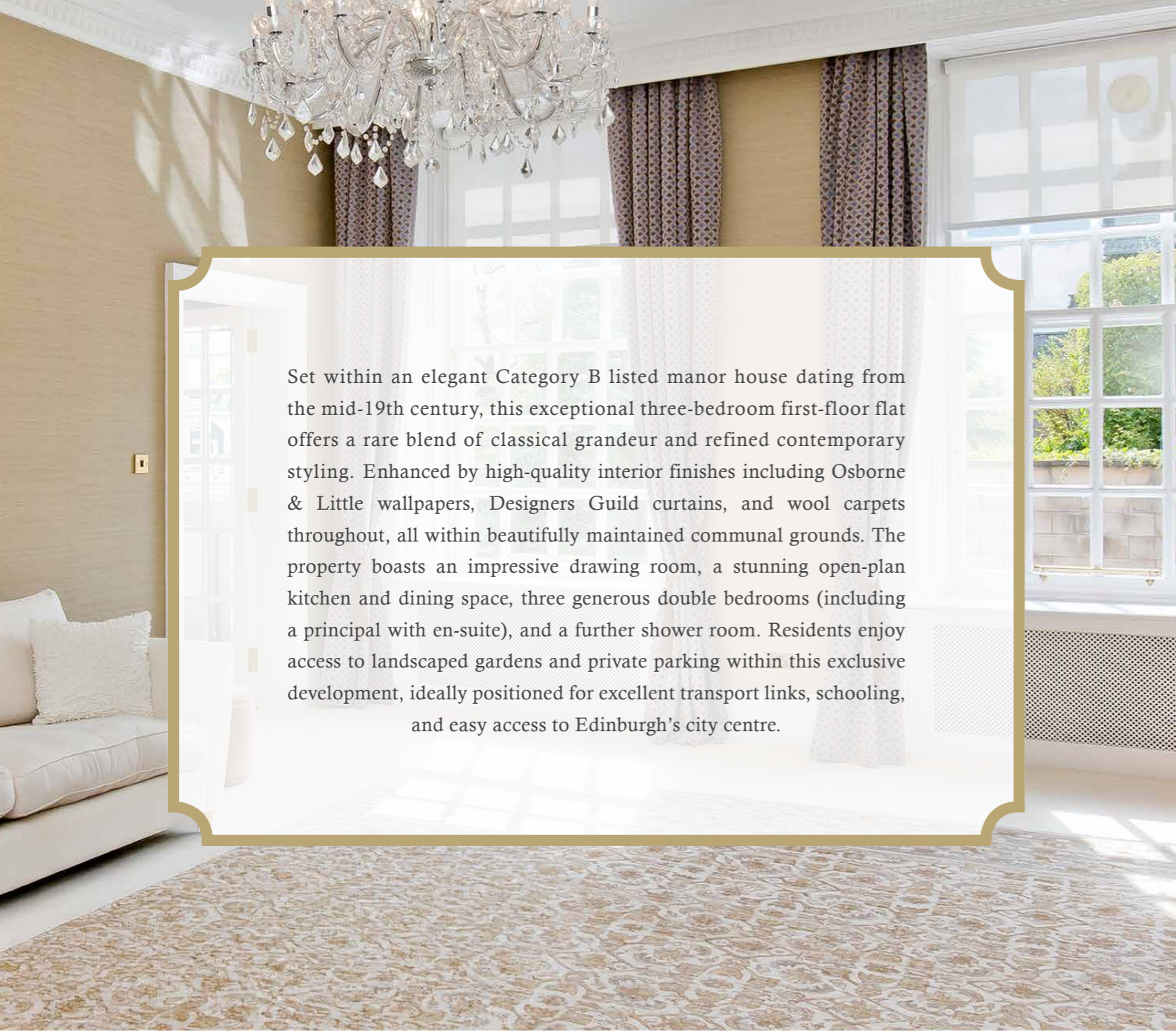


FLAT 6 3 KINELLAN GARDENS

MURRAYFIELD, EDINBURGH, EH12 6HJ





Set within an elegant Category B listed manor house dating from the mid-19th century, this exceptional three-bedroom first-floor flat offers a rare blend of classical grandeur and refined contemporary styling. Enhanced by high-quality interior finishes including Osborne & Little wallpapers, Designers Guild curtains, and wool carpets throughout, all within beautifully maintained communal grounds. The property boasts an impressive drawing room, a stunning open-plan kitchen and dining space, three generous double bedrooms (including a principal with en-suite), and a further shower room. Residents enjoy access to landscaped gardens and private parking within this exclusive development, ideally positioned for excellent transport links, schooling, and easy access to Edinburgh's city centre.

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Exceptional three-bedroom flat

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16
The kitchen

— 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.

M Cullerton



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The bedrooms

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Property Name

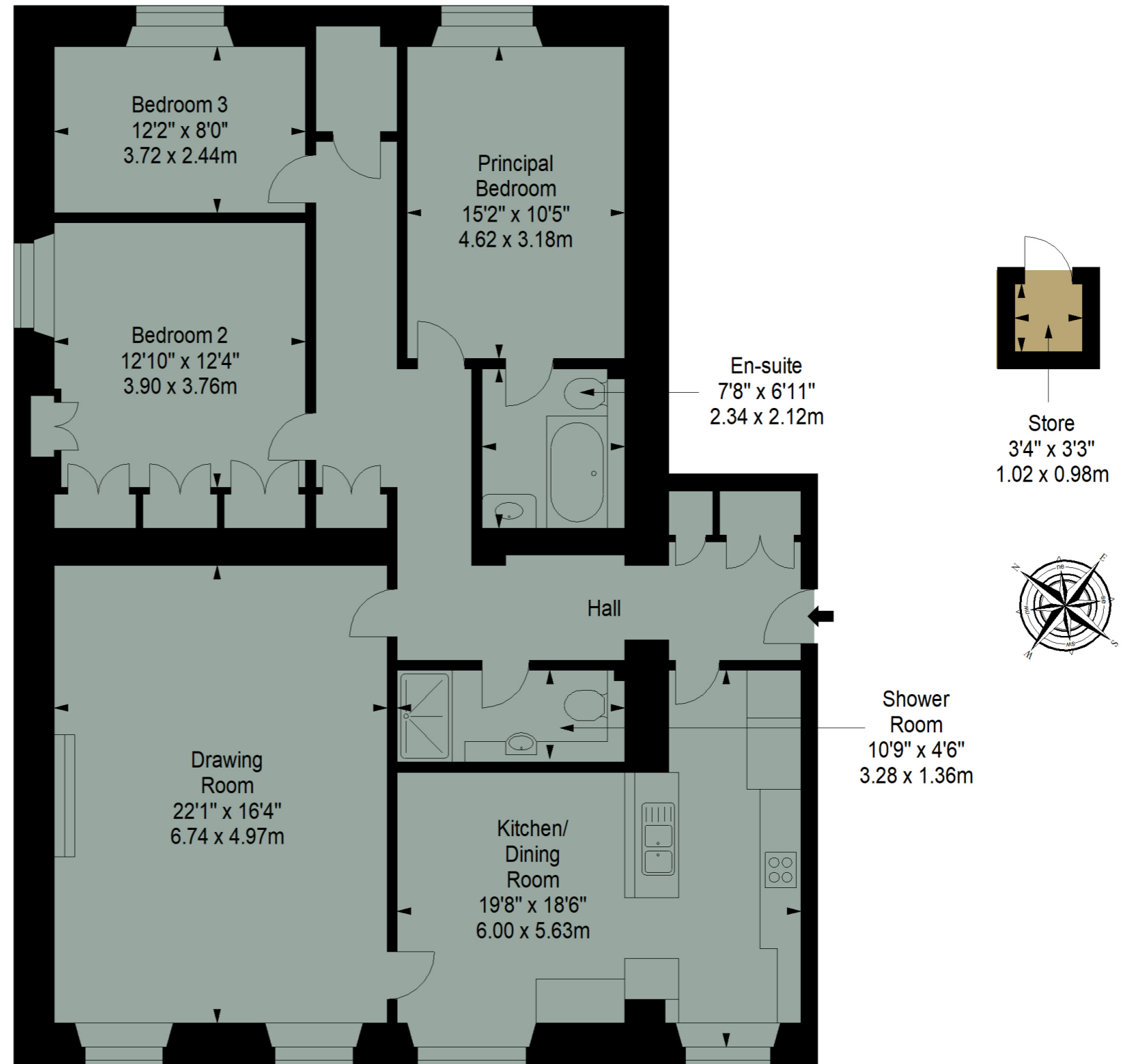
Flat 6, 3 Kinellan Gardens

Location

Murrayfield, EH12 6HJ

Approximate total area:

142.6 sq. metres (1534.9 sq. feet)






Flat 6
3 Kinellan
Gardens

Distinguished period residence

in an exclusive setting

Nestled within a prestigious residential enclave, this remarkable flat forms part of a striking mid-19th-century manor house, surrounded by manicured communal gardens. The location offers a tranquil, leafy setting while remaining highly accessible, with excellent transport links, nearby tram access, and a selection of well-regarded schools within easy reach. The property combines architectural heritage with modern luxury, further elevated by carefully curated interior finishes and detailing, creating a unique and highly desirable home.

GENERAL FEATURES

- Exceptional three-bedroom flat within a Category B listed manor house
- Prestigious and peaceful residential setting in Kinellan Gardens
- Beautifully presented interiors blending period elegance and modern design
- Stunning communal entrance hall with grand staircase and lift
- Excellent transport links, including nearby tram and road connections
- Highly regarded schooling and amenities within easy reach
- Home Report value - £850,000 | EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming private entrance hall with storage
- Impressive drawing room with fireplace, cornicing, and dual sash windows
- Expansive open-plan kitchen and dining room with statement island
- Bespoke cabinetry, integrated appliances, and quality worktops
- Principal bedroom with fitted storage and stylish en-suite bathroom
- Two further spacious double bedrooms with flexible use
- Contemporary shower room with walk-in enclosure and modern fittings

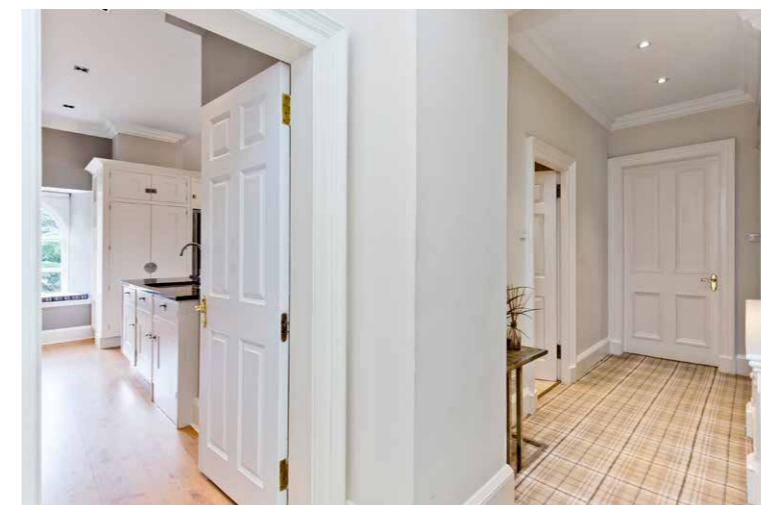
EXTERNAL FEATURES

- Beautifully landscaped communal gardens with mature planting
- Feature fountain and attractive shared outdoor spaces
- Charming garden room/conservatory within the grounds
- Designated parking space in shared secure garage
- Additional designated parking space within the grounds
- Secure storage room in the shared garage
- Exclusive setting within a historic stone-built manor house





Welcoming



entrance hall

The accommodation is entered via an impressive communal hall with sweeping staircase and a lift, leading to a private entrance hall that sets the tone for the interiors beyond. Finished in soft neutral tones and complemented by wool carpeting underfoot, the hall winds through the home, providing access to all principal rooms, and benefits from useful storage.

Elegant *spaces*





for relaxation and entertaining

The magnificent drawing room is a standout feature, showcasing grand proportions, ornate cornicing, and a beautiful fireplace with living flame gas fire. Twin sash windows flood the room with natural light, framed by Designers Guild curtains that complement the refined décor and enhance the sense of elegance, creating a superb setting for both everyday living and formal entertaining.



High-specification

Kitchen



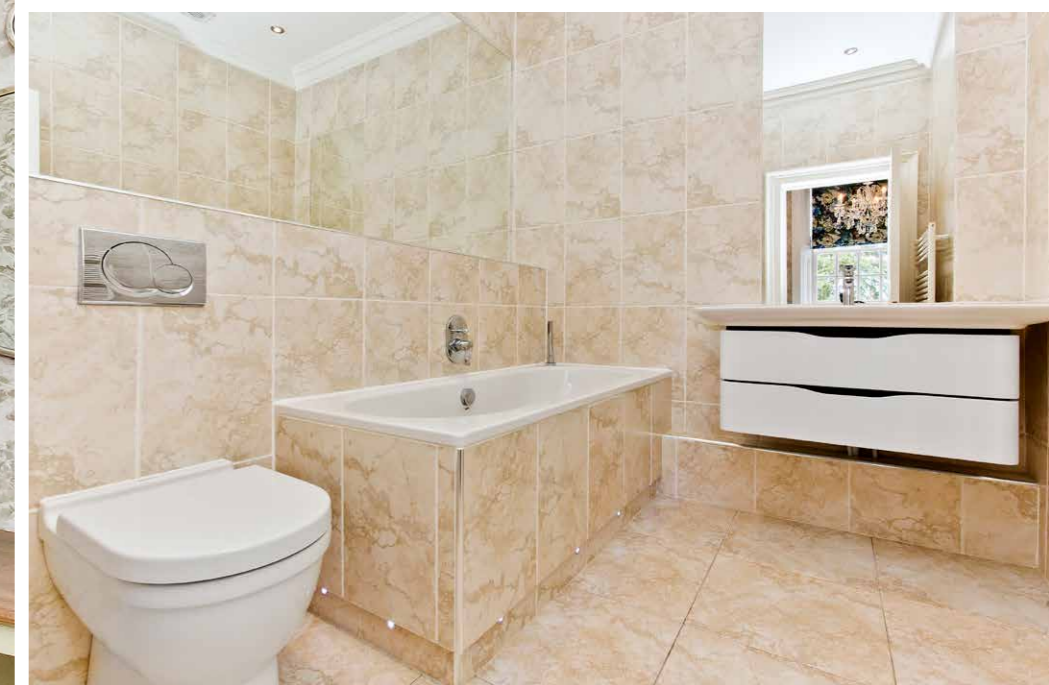
The expansive kitchen and dining room has been thoughtfully designed by Smallbone with a contemporary aesthetic, featuring bespoke cabinetry and sleek black worktops. Integrated appliances include a cooker and extractor fan, a microwave, a steamer, a wine cooler, a fridge-freezer, a dishwasher, a washing machine and a tumble dryer. A central island provides additional workspace and informal seating, while the dining area is perfectly positioned beneath a statement chandelier.

An attractive arched window seat adds character and charm, enjoying garden views beyond





Luxurious



The principal bedroom is a calm and beautifully styled retreat, enhanced by elegant Osborne & Little wallpaper and quality finishes, resulting in an inviting, refined ambience. It is served by a modern en-suite bathroom featuring high-quality tiling, a bath, and sleek contemporary fittings.

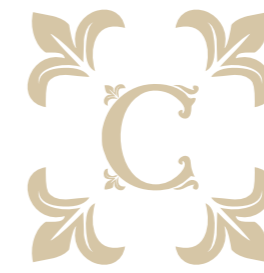


Further accommodation

for family and guests

Two additional double bedrooms offer excellent proportions and flexibility, ideal for family use, guests, or a dedicated home office. Each room enjoys attractive décor, including designer wall coverings and soft wool carpeting, with the larger of the two also benefiting from extensive fitted storage.





Stylish shower room

and conveniences

A separate shower room complements the en-suite, finished with contemporary fittings, a walk-in shower, and tasteful tiling, providing added convenience for residents and visitors alike



Landscaped
communal gardens

with mature planting and a feature fountain



*Charming garden room/
conservatory within the grounds*

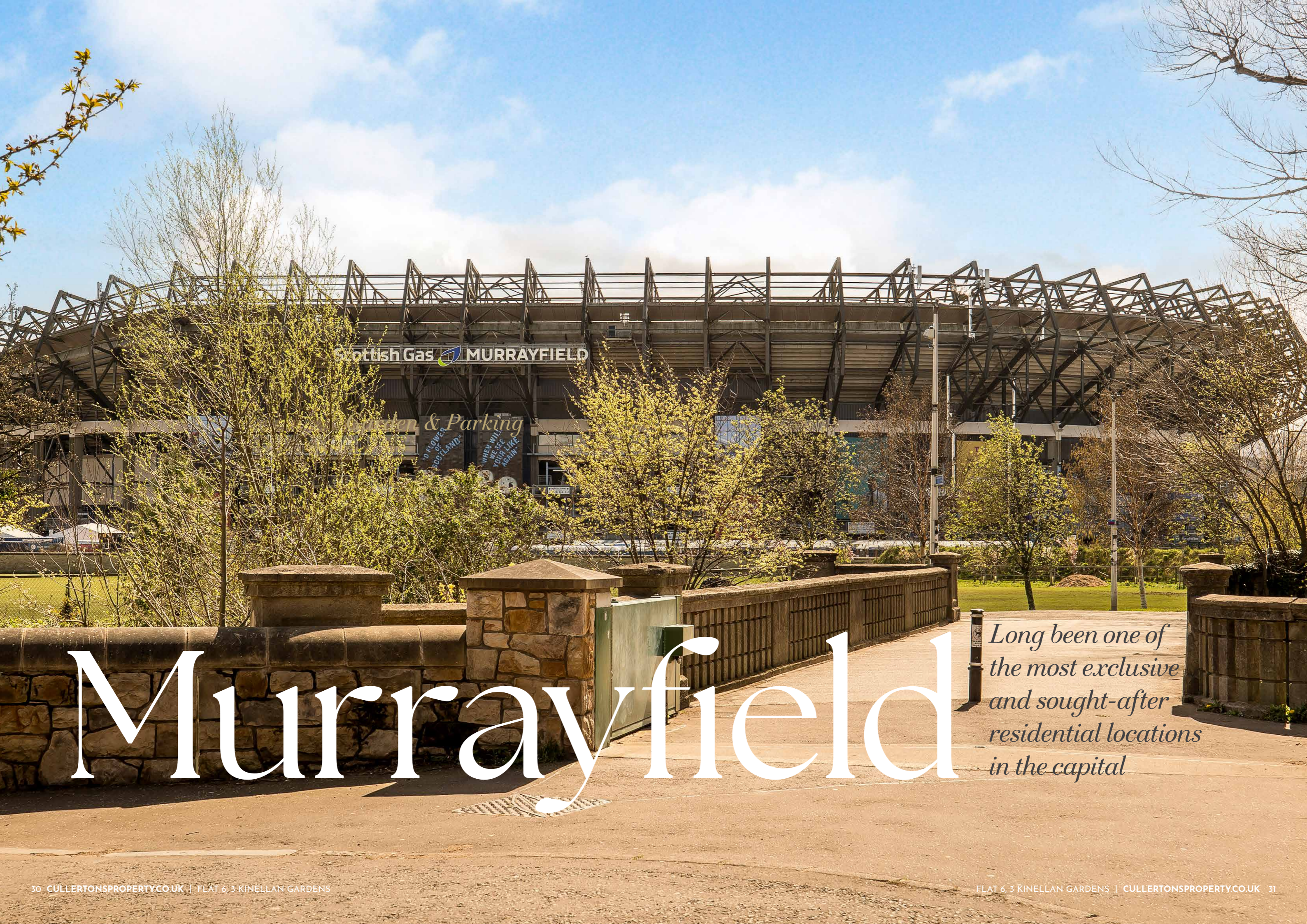


Attractive shared outdoor spaces

The property is surrounded by stunning, beautifully maintained shared gardens, featuring manicured lawns, mature trees, and established planting. A charming fountain and garden room enhance the setting, offering peaceful outdoor spaces for relaxation.

The property benefits from two allocated parking spaces, one in the secure, shared basement garage, and a second within the grounds. The garage also houses a lockable private store, ideal for secure bicycle storage.

Factor: The development and communal grounds are factored and maintained by Hacking and Paterson Management Services at an approximate yearly cost of TBC.



Scottish Gas  MURRAYFIELD

Garden & Parking
O FLOWER
SCOTLAND
WHEN WILL
YOUR LIKE
AGAIN

Murrayfield

*Long been one of
the most exclusive
and sought-after
residential locations
in the capital*



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 and leafy setting, so close to the city centre has put Murrayfield at the top for discerning families looking for quality city living. The area is served by excellent local amenities, as well as the world-class selection of shops, restaurants, boutiques, services, museums and theatres in the West End, all within walking distance. Synonymous with rugby and events at the Murrayfield Stadium, the area offers a plethora 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. Spread across 34 acres, this beautiful public park is

truly a place for the whole community. In addition to formal gardens and a glass winter garden, the park also accommodates a creative play area and the biggest skateboard park in Scotland. Murrayfield enjoys an ideal situation for easy access to some of the capital's leading independent schools. Within walking distance, you will find the Mary Erskine School, ESMS Junior School, and Stewart's Melville College. It is also within the catchment area for excellent state schools, including Roseburn Primary School, followed by secondary schooling at Craigmount High School. Thanks to its west-central location, Murrayfield enjoys close proximity to Edinburgh City Bypass and the M8/M9 motorway network, as well as unrivalled public transport links into the city via bus or tram, which also provides a direct route to Haymarket Station and Edinburgh Airport.

SCHOOLS

State Schools: The Murrayfield Nursery, Balgreen Primary School, Roseburn Primary, Fox Covert RC Primary School, Tynecastle High School, Craigmount High School, St Augustine's High.

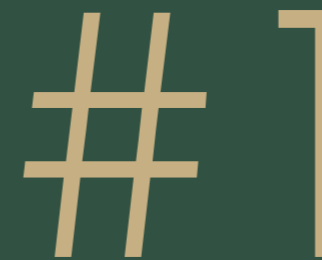
Independent Schools: St. George's School for Girls, The Mary Erskine School, Stewart's Melville College

CULTURE

Edinburgh Zoo, Edinburgh Castle, and the galleries, theatres, and festivals of the city centre

SHOPPING

Craigleith Retail Park, with Sainsbury's, Marks & Spencer, TK Maxx, Homebase, and Costa Coffee, alongside a Tesco Superstore at Corstorphine and a range of independent shops, cafés, and convenience stores in Roseburn and nearby areas.



SOUGHT-AFTER LOCATION NEAR THE WEST END

LOCATION



2.5 miles from Edinburgh city centre

TRANSPORT



Bus – 12, 26, 31, 38, 38A,

100 Airport

Railway Station –

Haymarket (1.5 miles)

Tram Stop – Balgreen

(0.5 miles)

Airport – Edinburgh

International (5.5 miles)



SPORTS

Murrayfield Stadium, Murrayfield Golf Course, Ravelston Golf Club, Murrayfield Tennis Club and Saughton Sports Complex

UNIVERSITY

The University of Edinburgh, Edinburgh Napier University

PARKS

Saughton Park, Roseburn Park, The Water of Leith Walk and Cycle way

FOOD & DRINK

A wide range of cafés, restaurants, bars, and takeaways throughout Murrayfield, Roseburn, and nearby Corstorphine

— *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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— *Director*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

07963 052774

stephen@cullertonsproperty.co.uk

— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for buying clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and The Pentlands. His ideal coffee moment is spent with the dog at his feet and a freshly brewed espresso in hand.



CULLERTON'S

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QR CODE
TBC

SCAN TO DISCOVER MORE

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