

46 TELFORD ROAD

CRAIGLEITH, EDINBURGH, EH4 2LX

Enjoying a leafy setting in desirable Craigleith, on an exceptionally private gated plot with plentiful parking and a south-facing garden, this detached home is ideal for families.





— The property expert behind the personalised service

MARK CULLERTON

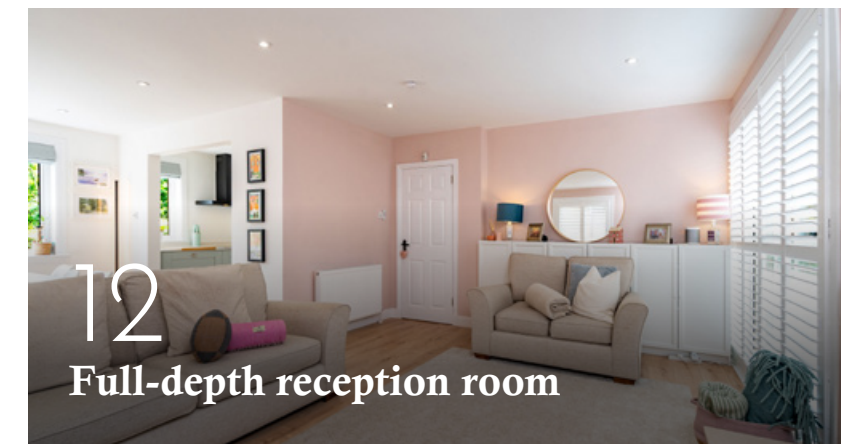
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward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

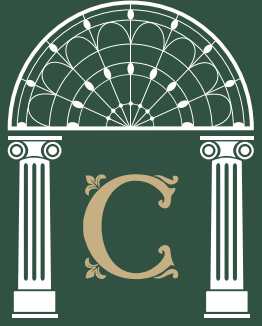
TABLE OF CONTENTS



04	Floorplan
08	The property
10	The entrance
12	Reception room
16	The kitchen



20	The bedrooms
28	The bathroom
30	Garden & parking
34	Craighleith



Property Name

46 Telford Road

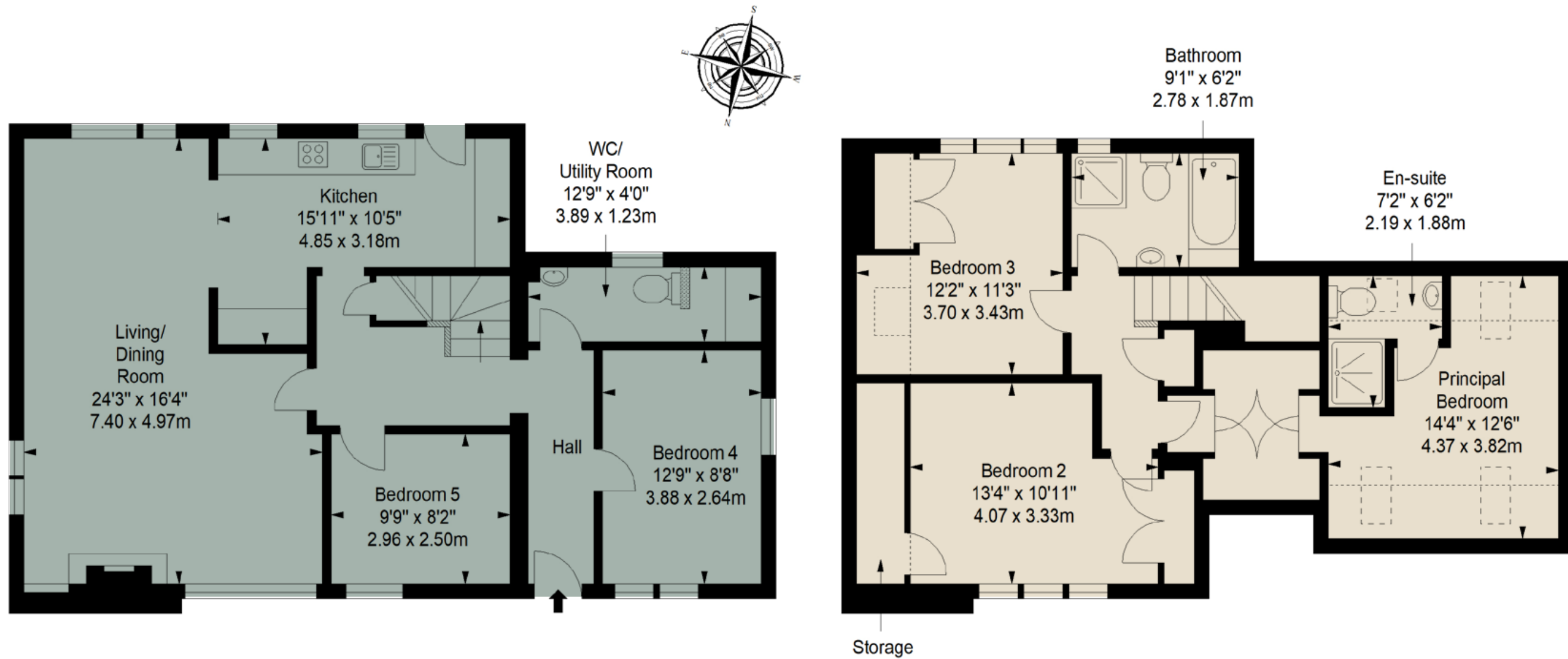
Location

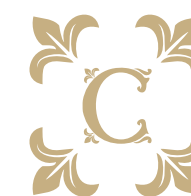
Craigleith, EH4 2LX

Approximate total area:

150.2 sq. metres (1616.8 sq. feet)

 - Ground Floor  - First Floor





*Stylish detached
family home on an
exceptionally private
gated plot*

Tastefully presented, its bright interiors feature open-plan living, five bedrooms over two levels, abundant storage, an en-suite shower room, four-piece bathroom, and ground-floor utility with WC.



46 Telford
Road

A CITY HOME PERFECTLY DESIGNED

for family living

Situated less than three miles from central Edinburgh, the sought-after Craigeith area offers excellent transport links to and from the city, scenic green spaces, and superb local shopping. Families also benefit from nearby schools, with Blackhall Primary and Royal High Secondary both within the catchment area.

The interiors are comfortable and stylish, with understated décor thoughtfully accented in a contemporary colour palette and a versatile layout well-suited to the ever-changing demands of family life.

GENERAL FEATURES

Leafy setting in desirable Craigeith, less than three miles from central Edinburgh
Stylish detached family home on an exceptionally private gated plot
Bright, contemporary interiors with flexible living across two levels
Excellent transport links, well-regarded schools, nearby green spaces, and local shopping
Home Report value - £590,000 | EPC Rating - D

ACCOMMODATION FEATURES

Welcoming entrance hall with storage and utility room with WC
Full-depth reception room with flexible seating and dining zones, multi-aspect windows, and living-flame fire
Open-plan Shaker-style kitchen with integrated appliances and garden access
Five double bedrooms arranged over two levels (option for a study)
Principal bedroom includes fitted wardrobes and an en-suite shower room
Family bathroom with bath and separate rainfall shower
Excellent built-in storage plus first-floor loft access
Furniture included in the sale by separate negotiation

EXTERNAL FEATURES

Wraparound grounds screened by established greenery
South-facing rear garden with lawn and decked terrace
Dedicated play area and secluded hot tub corner
Electric double gates and large monoblock driveway for multiple vehicles





A WARM

welcome awaits

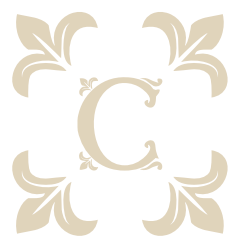
Featuring built-in storage, a utility room with WC, and an open, softly carpeted staircase, the entrance hall is both practical and inviting, enhanced further by warmly toned oak-look flooring that flows seamlessly into the reception room and kitchen.

A SUN-FILLED SPACE

for relaxation and dining

The reception room spans the full depth of the home at over seven metres, providing excellent flexible space for comfortable seating and dining zones with a sociable open flow into the kitchen. Windows on multiple sides include stylish plantation shutters and a large south-facing picture window beautifully framing a leafy garden outlook.

Delicate dusk-pink décor, a contemporary living-flame fire, and recessed shelving bring a warm personality to this convivial, light-filled space.



Full-depth reception room with flexible seating and dining zones



OPEN-PLAN

south-facing kitchen

*Shaker-style kitchen opening onto
the garden*



The open-plan kitchen is equally bright and leads directly onto the garden, ideal for easy summer entertaining and dining. It enjoys enduring Shaker-inspired aesthetics and modern convenience, with its attractive pale-blue cabinetry incorporating a fridge freezer, dishwasher, double wall oven, wine fridge, and induction hob with a chimney-style hood. With a freestanding washing machine discreetly housed in the hall utility room, an exceptionally neat finish is ensured.



A principal bedroom

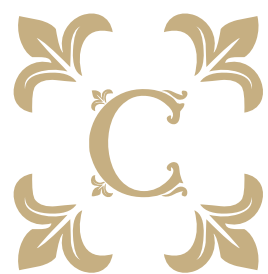
RETREAT



Open to the eaves on the first floor

with dual-aspect roof lights offering leafy views, the principal bedroom is a beautiful space to retire to. Calming pastel décor with an elegant accent motif and soft carpeting underfoot enhances the room further, while generous fitted wardrobes and an en-suite shower room create a luxurious suite. The skylit en-suite enjoys a stylish finish with teal block décor and a black-trimmed shower enclosure.

FOUR FURTHER DOUBLE BEDROOMS



span the two levels

Featuring plantation shutters, the ground-floor bedrooms comprise one with carpeting and another in pastel blue with richly toned timber flooring, currently arranged as a snug/office, demonstrating the home's appealing versatility.



COMFORTABLY CARPETED

with excellent storage



Two further bedrooms, both comfortably carpeted and benefiting from excellent storage, are reached via a similarly carpeted first-floor landing with further storage and loft access.



A bright, neutrally tiled family bathroom completes the level, equipped with a bath and separate rainfall shower enclosure.

FAMILY BATHROOM

SOUTH-FACING GARDEN

The wraparound grounds are accessed via electric double gates and screened by established greenery to create a wonderfully secluded setting





The large monoblock driveway accommodates multiple vehicles, whilst the south-facing rear garden is a haven for family time and summer gatherings, complete with a lawn, decked terrace, play area, and quiet hot tub corner.



CRAIGLEITH

*A convenient location offering a desirable leafy setting,
close to a retail park and the city centre*

The leafy district of Craigleith lies northwest of Edinburgh, in close proximity to the city centre as well as a host of beautiful open spaces such as Ravelston Woods, Inverleith Park and Cramond's scenic seafront. The Royal Burgess Golfing Society offers a prestigious course for golf enthusiasts, whilst local indoor sports facilities can be found at Ainslie Park Leisure Centre, boasting a swimming pool, gym, fitness class studio and sports hall. Excellent local shopping amenities include those at Craigleith Retail Park, which hosts a Sainsbury's superstore alongside a range of high street retail

outlets. Neighbouring Comely Bank and Stockbridge are renowned for their eclectic array of independent shops, delis and boutiques, as well as charming cafés, pubs and eateries. Craigleith promises superb state schooling options and the area is also surrounded by some of the capital's finest private schools. In addition to excellent public transport services into the city centre, Craigleith is a popular choice for those commuting further afield with swift road links to Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway networks.



SCHOOLS

State Schools: Blackhall Primary
and Royal High Secondary schools

Independent Schools: The Mary
Erskine School, ESMS, Stewart's
Melville College

CULTURE

Murrayfield Stadium,
National Galleries of
Scotland, Edinburgh
Castle

SHOPPING

Craigleith Retail
Park, home to high-
street stores and
supermarkets

#1

A CONVENIENT LOCATION
OFFERING A DESIRABLE LEAFY
SETTING, CLOSE TO A RETAIL
PARK AND THE CITY CENTRE

LOCATION



1.7 miles from
Edinburgh city centre

TRANSPORT



Bus
22, 38, 43, 47, X54,
X55, X59, X60, X61

Airport
Edinburgh
International Airport
(6.5 miles)



SPORTS

Ravelston Golf Club,
Murrayfield Golf
Club, Murrayfield
Stadium

FOOD & DRINK

A selection of nearby
eateries, with further
restaurants and
fashionable bars in
Edinburgh's West End,
which is within easy reach

PARKS

Blackhall Path,
Ravelston Woods,
Ravelston Park,
Easter Drylaw Park

— *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.

07931 378008
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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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