

# 4 ALLERMUIR ROAD

COLINTON, EDINBURGH, EH13 0HE

---

*Welcome to a large detached bungalow in sought-after Colinton, which features three reception rooms and three double bedrooms, as well as generous private parking and mature gardens that wraparound the home.*



CULLERTON'S

# TABLE OF CONTENTS



— 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*



06

**Welcome to 4 Allermuir Road**  
*A large detached bungalow*

- 04 Floorplan
- 06 The property
- 08 The entrance
- 10 Reception rooms
- 18 The kitchen



10  
**South-facing living room**



22  
**Three spacious double bedrooms**

- 22 The bedrooms
- 28 The bathroom
- 32 Gardens & Parking
- 36 The area



## Property Name

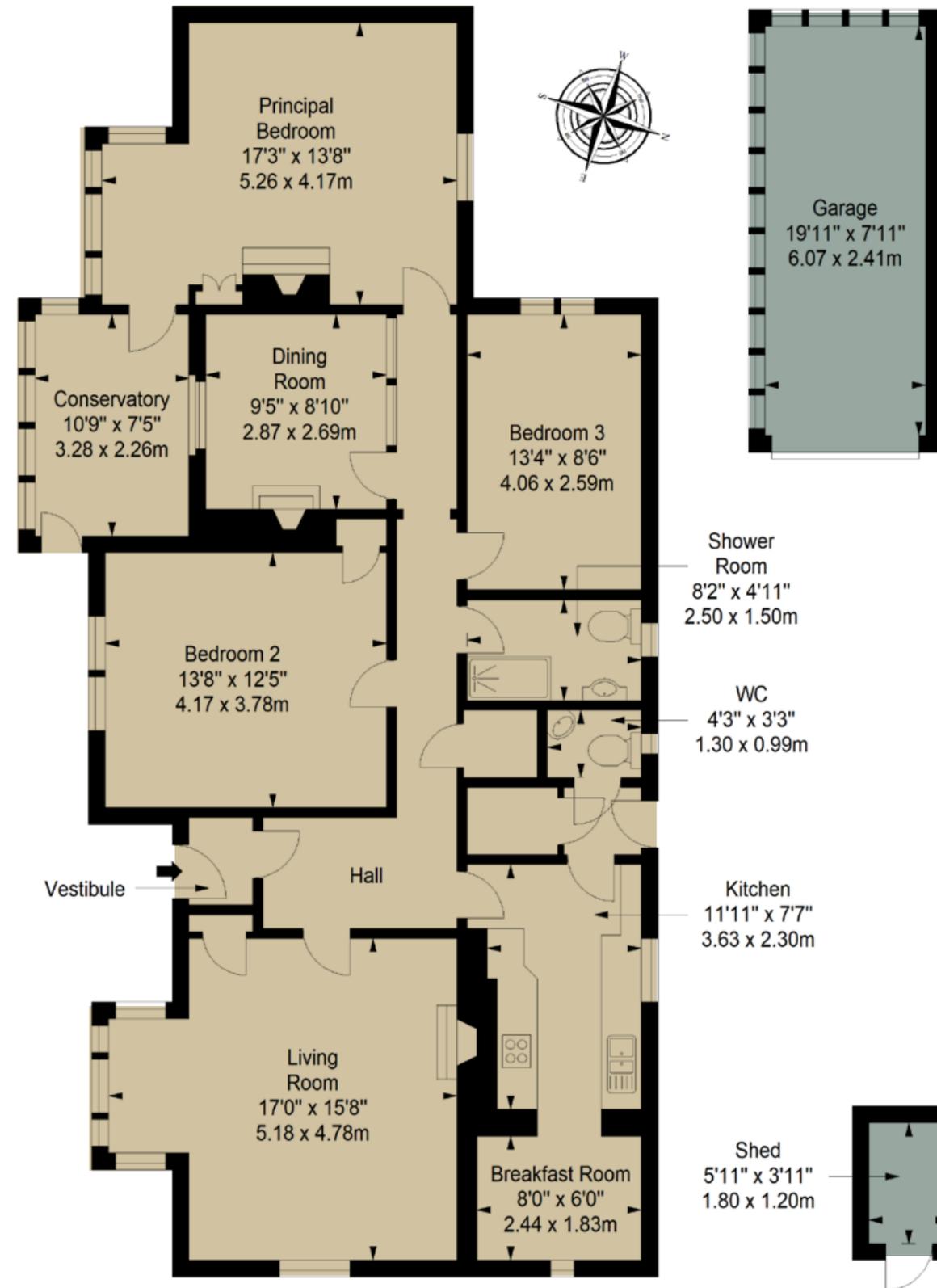
4 Allermuir Road

## Location

Colinton, EH13 0HE

## Approximate total area:

130.9 sq. metres (1409 sq. feet)





Located in the highly desirable Colinton area, this rarely available three-bedroom detached bungalow offers generous accommodation and an enviable setting in Edinburgh. It is close to the Pentland Hills and the surrounding green belt, and it is approximately 25 minutes by car from the city centre. The No. 16 bus stop is at the bottom of Allermuir Road, providing the best of two worlds. The home itself spans 1409 square feet, offering lots of interior space and equally impressive gardens. It boasts three reception areas and a breakfast room, as well as a sizeable kitchen, a modern shower room, and a WC. It also has a host of original features and ample private parking. Altogether, it is an exceptional residence that will be in high demand, especially as it will appeal to a broad demographic.

## GENERAL FEATURES

- A large detached bungalow covering 1409 sq. ft.
- Situated in sought-after Colinton
- Just 25 minutes' drive from Edinburgh city centre
- Spacious, light-filled rooms with original features
- Home Report value - £700,000
- EPC Rating - E

## ACCOMMODATION FEATURES

- Entrance vestibule and hall with built-in storage
- South-facing living room with a box bay window
- Dining room with a charming feature fireplace
- Conservatory with a southerly-facing aspect
- Galley-style kitchen with adjacent breakfast room
- Rear hall with storage, garden access, and a WC
- Three spacious and airy double bedrooms
- Modern shower room with a three-piece suite
- Gas central heating and double-glazed windows

## EXTERNAL FEATURES

- Mature wraparound gardens that are enclosed
- Gated private driveway and a detached garage



# A lovely welcome

*that continues throughout the home*



Entering the bungalow, you are first welcomed by a vestibule flowing through to a hall that maintains the inviting introduction. It also provides a handy cupboard for coats and shoes, and a convenient WC.



# Space

*for various occasions*

Framed by a south-facing box bay window and with generous floorspace, the living room is the elegant heart of the home. It accommodates a wide choice of furnishings and it has an exquisite fireplace as a focal point for arranging sofas.





The room is further enhanced by light décor and rich woodwork, which includes four-panel wooden doors and a picture rail. A press cupboard completes the space. In addition, there is a suntrap conservatory with a southerly-facing aspect, providing another reception area for unwinding.



# Conservatory

*with a southerly-facing aspect*



# The dining room

*with feature fireplace*

For seated meals together, there is a lovely dining room which has an eye-catching feature fireplace.



*Generous kitchen storage and workspace*

# flowing to a breakfast room





The kitchen has a galley-style arrangement which is generously appointed with timber-toned cabinets at base and wall level. A wood-panelled ceiling complements the aesthetic, along with the neutral décor and worktops which offer excellent space for countertop appliances and preparing dinners. An oven, gas hob, and dishwasher come integrated, with room for additional freestanding appliances. Furthermore, an open archway leads to a charming breakfast room for morning coffee and quick meals. Just off the kitchen, there is also a rear hall with garden access, built-in storage, and a convenient WC.

# Large bedrooms with flexibility

*to meet various lifestyles*

The three bedrooms are spacious and airy doubles that can all accommodate a wide choice of bedside furnishings. Each room has fitted carpets and light decoration, framed by a picture rail for added charm.





# The principal bedroom

The principal bedroom has the largest footprint, as well as a feature fireplace, access to the conservatory, and oversized dual-aspect windows for a light-filled ambience.





*The second bedroom has built-in storage, while the third bedroom provides homeowners with the additional flexibility to meet their needs and lifestyle.*



# Modern shower room

## *with a three-piece suite*

In addition to the WC, the home has a modern shower room as well. It is enveloped in sandy-toned tiles and equipped with a three-piece suite, comprised of a toilet, a storage-set washbasin, an illuminated mirror, and a double walk-in shower enclosure.

For year-round comfort and efficiency, the property has gas central heating and double-glazed windows.





  
4 Allermuir  
Road



# Wraparound gardens

*for the entire family to enjoy*

*"...gardens offer fantastic privacy..."*



Externally, the home is enveloped by mature wraparound gardens which incorporate neat lawns and paved areas framed by established plants. It ensures lots of outdoor space to enjoy which captures lots of daily sun. Furthermore, the gardens offer fantastic privacy and they are enclosed as well – perfect for families. It also has a gated private driveway and a detached garage.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. Additional furnishings (as seen in the photographs) are available by separate negotiation.



# Colinton

*Characterised  
by its romantic  
country lanes and  
stunning period  
architecture*



Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse

animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.

## SCHOOLS

State Schools: Bonaly Primary School, Firrhill High School, St Mark's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School

## CULTURE

Church Hill Theatre, Dominion Cinema, Castlelaw Hill Fort, Blackford Prehistoric Hill Fort

## UNIVERSITY

University of Edinburgh, Edinburgh Napier University

# #1

A HIGHLY DESIRABLE LOCATION, SET WITHIN EASY REACH OF EDINBURGH'S PICTURESQUE GREEN BELT AND THE PENTLAND HILLS

## LOCATION



4.5 miles from Princes Street

## TRANSPORT



Bus – 4, 5, 10, 16, 45, 400

Skylink

Train Station – Waverley

(5.1 miles), Haymarket

(4.2 miles)

Airport – Edinburgh

International (6.7 miles)



## SPORTS

Midlothian Snowsports Centre, Thistle Tennis Club, Kingsknowe Golf Club, Colinton Bowling Club

## FOOD & DRINK

Nearby convenience stores, supermarkets, cafés and restaurants

## PARKS

The Pentland Hills, Colinton Dell, Dreghorn Woods, Colinton Mains Park Water of Leith

— *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*

MARINA FERBEJ



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

07740 985812

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

— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.



# 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.