

22 WEST RELUGAS ROAD

GRANGE, EDINBURGH, EH9 2PL

Situated in Edinburgh's highly desirable Grange, this charming semi-detached home offers exceptional family space, gated private parking, and a south-facing enclosed garden. Arranged over two floors, the versatile interiors include six bedrooms and a bath or shower room on each level, alongside a bay-fronted living room, an open-plan breakfasting kitchen and dining room, and a sun-filled conservatory.



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— 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.



Welcome to 22 West Relugas Road
A charming family home enjoying a prestigious Grange setting

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Contemporary kitchen



Enclosed south-facing rear garden

24 Six bedrooms

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32 The Grange, Edinburgh



Property Name

22 West Relugas Road

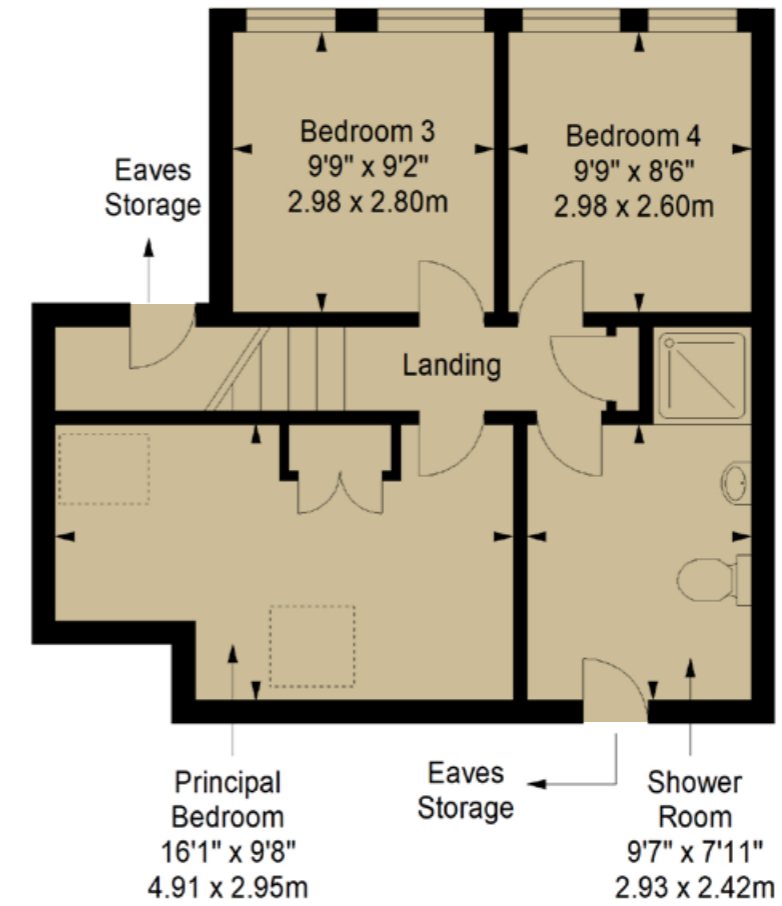
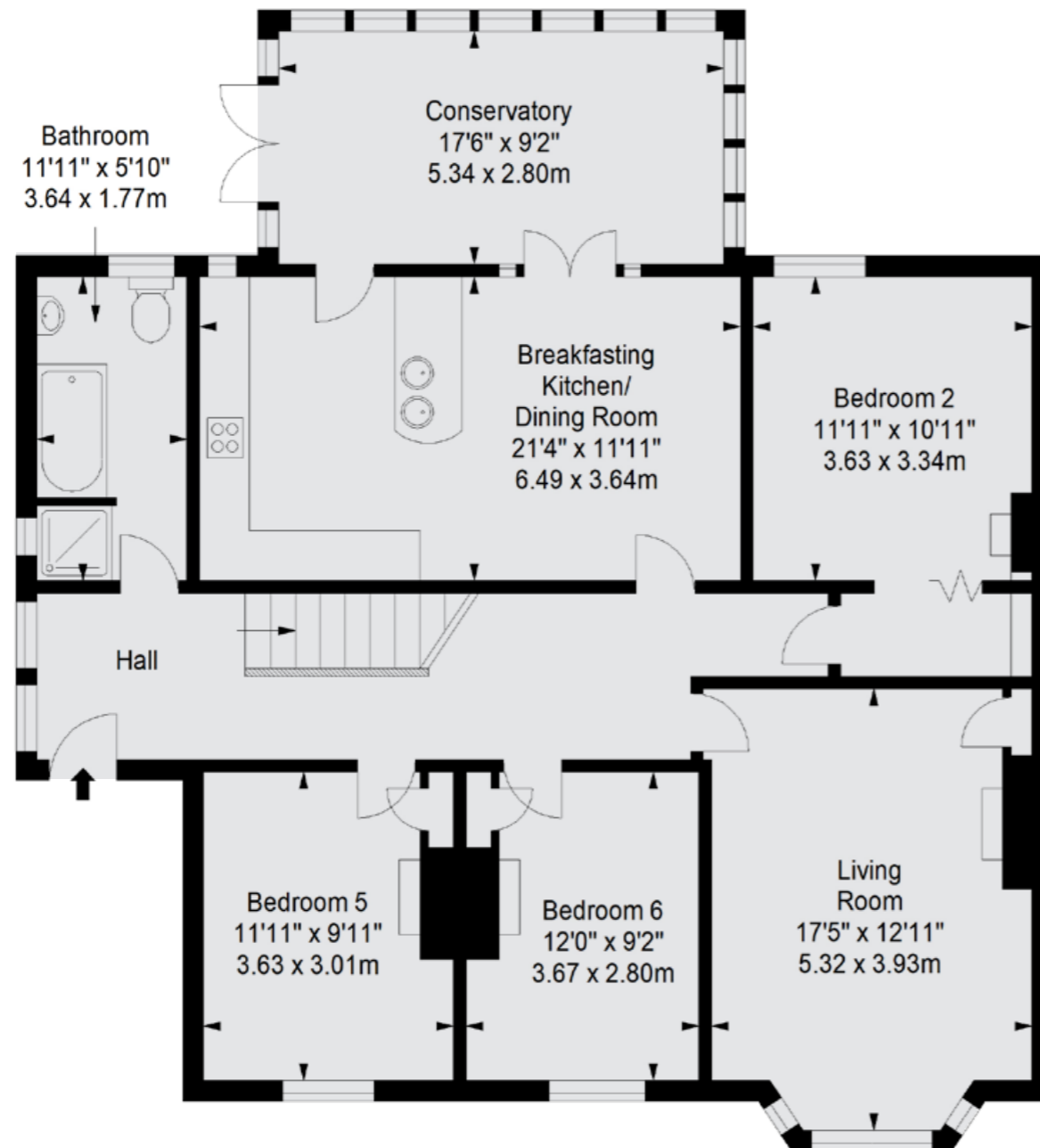
Location

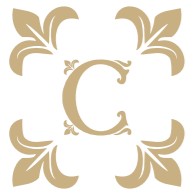
Grange, Edinburgh, EH9 2PL

Approximate total area:

170.6 sq. metres (1836.4 sq. feet)

 - Ground Floor  - First Floor





A CHARMING FAMILY HOME



Peaceful West Relugas Road offers a superb location, just two miles from the heart of the capital and within easy reach of the City Bypass. Nearby Blackford Hill nature reserve, excellent local amenities, and well-regarded schools further add to its appeal. Enjoying bright, spacious rooms with tasteful décor and retained traditional detailing, No. 22 is an exceptionally welcoming and comfortable home. Its rendered frontage, stone mullions, and mature garden setting create an immediately inviting impression.

GENERAL FEATURES

- Prestigious Grange setting close to Blackford Hill
- Just two miles from the city centre, with excellent local amenities and well-regarded schools
- Charming semi-detached dormer bungalow
- Bright, spacious interiors with tasteful décor and elegant traditional detailing
- Flexible family accommodation arranged over two levels
- Home Report value - £775,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming entrance hall with storage
- Elegant bay-fronted living room with fireplace and ceiling detailing
- Contemporary kitchen with breakfast peninsula and open-plan dining
- South-facing conservatory off the kitchen
- Six versatile bedrooms, including several comfortably double-sized rooms
- Built-in storage in three bedrooms, including the principal bedroom
- Bright ground-floor bathroom with bath and separate shower
- First-floor shower room with useful eaves storage
- Additional upper-level storage
- Gas central heating and double glazing

EXTERNAL FEATURES

- Enclosed south-facing rear garden
- Large lawn, dining deck, and established privacy borders
- Two useful sheds
- Gated tandem gravel driveway for convenient private parking



22 West
Relugas Road



SEMI-DETACHED DORMER BUNGALOW

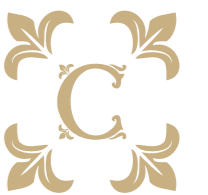
WELCOME TO 22 WEST RELUGAS ROAD

A

bright, airy entrance hall flows into the bay-fronted living room, where a ceiling cornice and rose, warm walnut-toned flooring, and a feature cast-iron fireplace with a delicately detailed timber surround create an elegant yet homely atmosphere. The room also benefits from useful built-in storage with glazed display frontage.



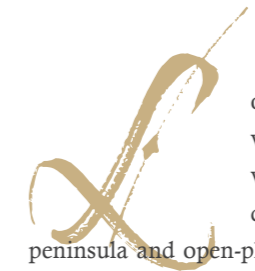
WITH CAST-IRON
FIREPLACE AND
CEILING DETAILING





A bouquet of flowers in a glass vase is the central focus in the foreground. The bouquet includes several white lilies with pink and red streaks, several bright orange and yellow lilies, and clusters of small white baby's breath flowers. The background is a blurred kitchen with wooden cabinets, a stainless steel oven, and a window with light coming through. The overall atmosphere is warm and inviting.

CONVIVIAL FAMILY KITCHEN



located to the south-facing rear of the home, with garden access via the conservatory, the well-appointed contemporary kitchen offers a convivial family area, complete with a breakfast peninsula and open-plan dining space with walnut-toned flooring. In the tile-floored kitchen, stylish wood-toned units are framed by neutral mosaic tiling and arranged around a focal range cooker, stainless-steel splashback, and matching hood, complemented by a freestanding American-style fridge freezer in silver and an integrated dishwasher, with space for a washing machine.

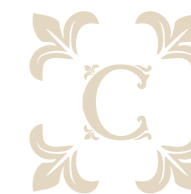




CONTEMPORARY KITCHEN WITH BREAKFAST PENINSULA AND OPEN-PLAN DINING



GARDEN ACCESS VIA THE CONSERVATORY



The sun-filled conservatory extends the accommodation further, providing flexible options for summer dining, relaxed seating, or a playroom.





SIX BEDROOMS

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Arranged over two floors, the home's six bedrooms offer appealing flexibility for family, guests, and additional living space, including options for a dedicated home office. The bedrooms feature either carpeting or stylish wood-toned flooring, with several enjoying built-in storage. These include the spacious first-floor principal bedroom, complete with double skylights and a fitted wardrobe. Characterful details remain throughout, from decorative ceiling detailing to charming period fireplaces, adding warmth and individuality to the accommodation.

A SPACIOUS

FIRST-FLOOR
PRINCIPAL
BEDROOM,
COMPLETE WITH
DOUBLE SKYLIGHTS
AND A FITTED
WARDROBE



THE BATHROOMS



FOUR-PIECE BATHROOM AND SHOWER ROOM

Ensuring excellent everyday convenience, the home features a first-floor shower room and a ground-floor bathroom. The partially tiled shower room provides access to useful eaves storage, whilst the bright bathroom includes a bath and separate shower, complemented by wall tiling and traditional wainscoting.



SOUTH-FACING ENCLOSED GARDEN AND PRIVATE PARKING

The generous south-facing rear garden features a large lawn, dining deck, and established hedge and tree borders, creating a lovely sense of privacy and a sun-filled outdoor setting. There are also two useful sheds, plus side-gate access to the gated gravel driveway at the front, which offers private parking for two cars.



THE GRANGE, EDINBURGH

SCHOOLS

James Gillespie's and St Peter's RC Primary Schools, James Gillespie's and St Thomas of Aquin's High Schools, a choice of independent schools nearby and The University of Edinburgh campuses

CULTURE

The Royal Observatory, Festival Theatre, the Queen's Hall, and Summerhall

SHOPPING

Excellent nearby amenities, with the artisan cafes, bars, restaurants, and shops of Morningside and Newington within easy reach



ONE OF THE MOST PRESTIGIOUS AND SOUGHT-AFTER POSTCODES IN EDINBURGH, LOCATED JUST SOUTH OF THE CITY CENTRE

CHARACTERISED BY GRAND VICTORIAN ARCHITECTURE AND TRANQUIL, LEAFY STREETS



The exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets. Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent

cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.

LOCATION



Exclusive leafy district to the south of the city centre, offering tranquillity and city convenience

TRANSPORT



Buses – 24, 12

City centre – 2.1 miles

Edinburgh International

Airport – 8.9 miles



SPORTS

Craigmillar Park Golf Course, Peffermill Playing Fields, Royal Commonwealth Pool

PARKS

The Meadows, Arthur's Seat, Holyrood Park, Hermitage of Braid and Blackford Hill Local Nature Reserve

FOOD & DRINK

Fantastic choice of cafés, bars, and restaurants nearby

— *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.

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MARINA FERBEJ



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

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— *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.



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SCAN TO DISCOVER MORE

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