

64 CRAIGCROOK AVENUE

BLACKHALL, EDINBURGH, EH4 3PX

64



CULLERTON'S

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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.

Mark Cullerton



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Property Name

64 Craigcrook Avenue

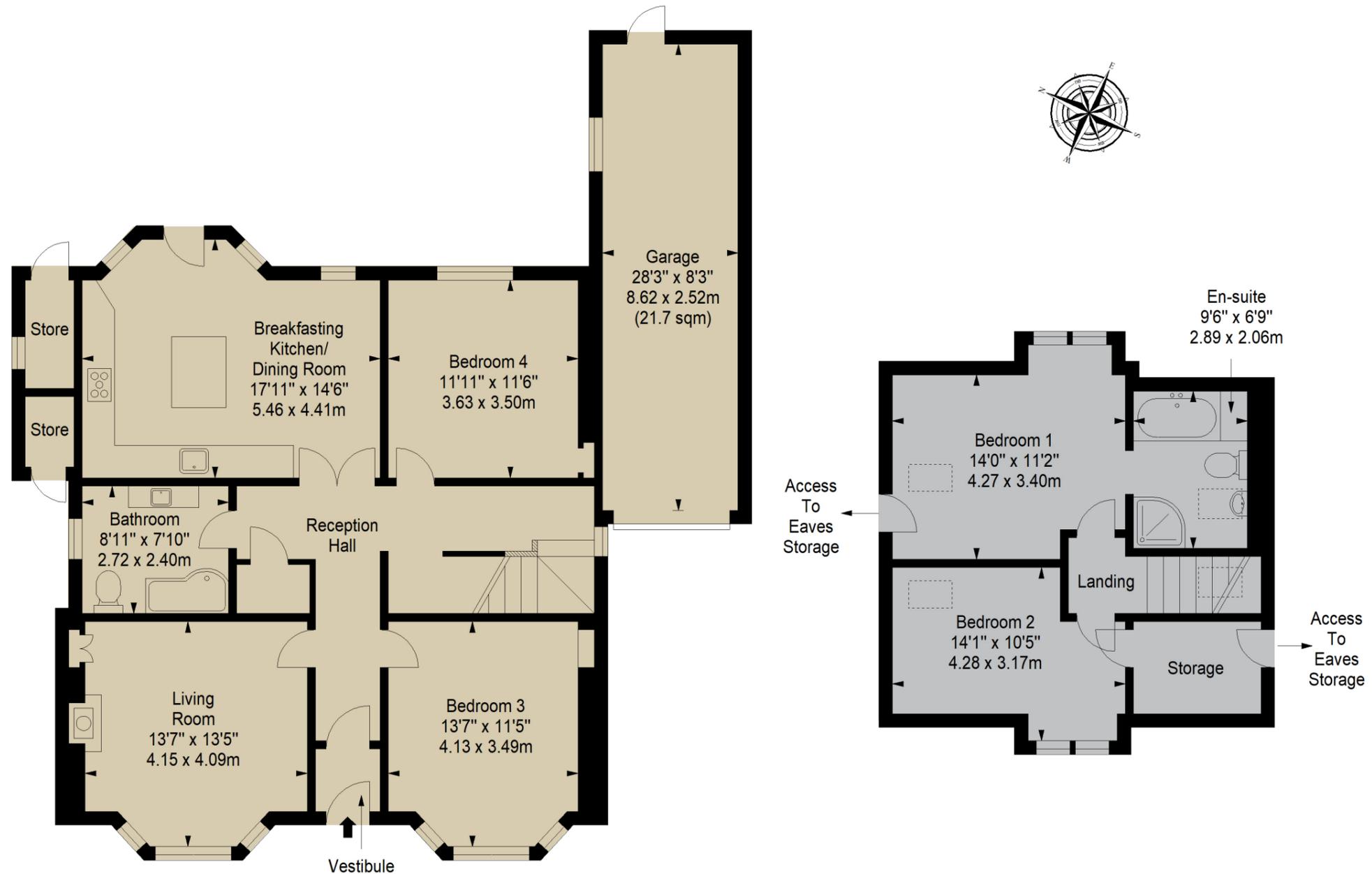
Location

Blackhall, Edinburgh, EH4 3PX

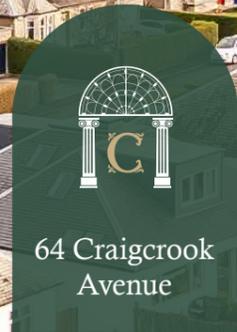
Approximate total area:

138.6 sq. metres (1491.9 sq. feet)

 - Ground Floor  - First Floor



BEAUTIFULLY PRESENTED DETACHED BUNGALOW



Situated in the peaceful residential area of Blackhall, this beautifully presented detached bungalow offers an exceptional standard of contemporary family living in one of Edinburgh's most desirable neighbourhoods. Thoughtfully upgraded, the interiors combine elegant period proportions with a stylish modern finish, including a bay-fronted living room, an impressive open-plan dining kitchen, four generous bedrooms and two well-appointed bathrooms, perfectly suited to family life. Externally, the home is complemented by private front and rear gardens, two driveways, and an attached garage, completing this outstanding opportunity. Set on prestigious Craigcrook

Avenue, this tastefully upgraded detached bungalow offers refined family living in one of Edinburgh's most desirable residential areas. The peaceful setting on the capital's western fringes combines leafy surroundings with excellent connectivity, with swift access to the city centre, Queensferry Road, the City Bypass, and Edinburgh Airport. Well-regarded state and independent schools are close by, alongside green open spaces and coastal walks at nearby Cramond.



GENERAL FEATURES

- Attractive detached bungalow with converted attic accommodation
- Quiet residential setting in the sought-after Blackhall area of Edinburgh
- Beautifully presented interiors with tasteful neutral décor throughout
- Bright, well-proportioned rooms with large windows and excellent natural light
- Superb family home offering flexible accommodation over two levels
- Excellent local amenities, green spaces, and well-regarded schooling nearby
- Convenient access to Edinburgh city centre, the City Bypass, and commuter routes
- Home Report value - £800,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule opening to a central reception hall
- Elegant bay-windowed living room with a feature stove and fireplace
- Spacious breakfasting kitchen with island and adjoining dining area
- Contemporary fitted kitchen with integrated appliances and generous worktop space
- Four well-proportioned bedrooms offering flexible family accommodation
- Ground-floor bathroom with underfloor heating and shower-over-bath
- Generous double bedroom on the first floor with 4 piece en-suite bathroom
- Additional first-floor double bedroom with useful eaves storage
- Excellent built-in storage throughout including eaves and hallway cupboards

EXTERNAL FEATURES

- Private front garden with two driveways providing off-street parking
- Attached single garage with extensive storage
- Enclosed rear garden with lawn and paved pathways
- Space for outdoor seating and family use
- Mature planting and established boundaries creating privacy



A WELCOMING

entrance hall

Once through the front door, set behind a mature front garden and lawn, an entrance vestibule gives way to a bright wood-paneled hallway introducing the interiors. Neutral décor and oak flooring create a polished first impression, while the space provides access to the principal ground-floor rooms and the staircase to the upper level.

BRIGHT SPACES



for relaxation and entertaining

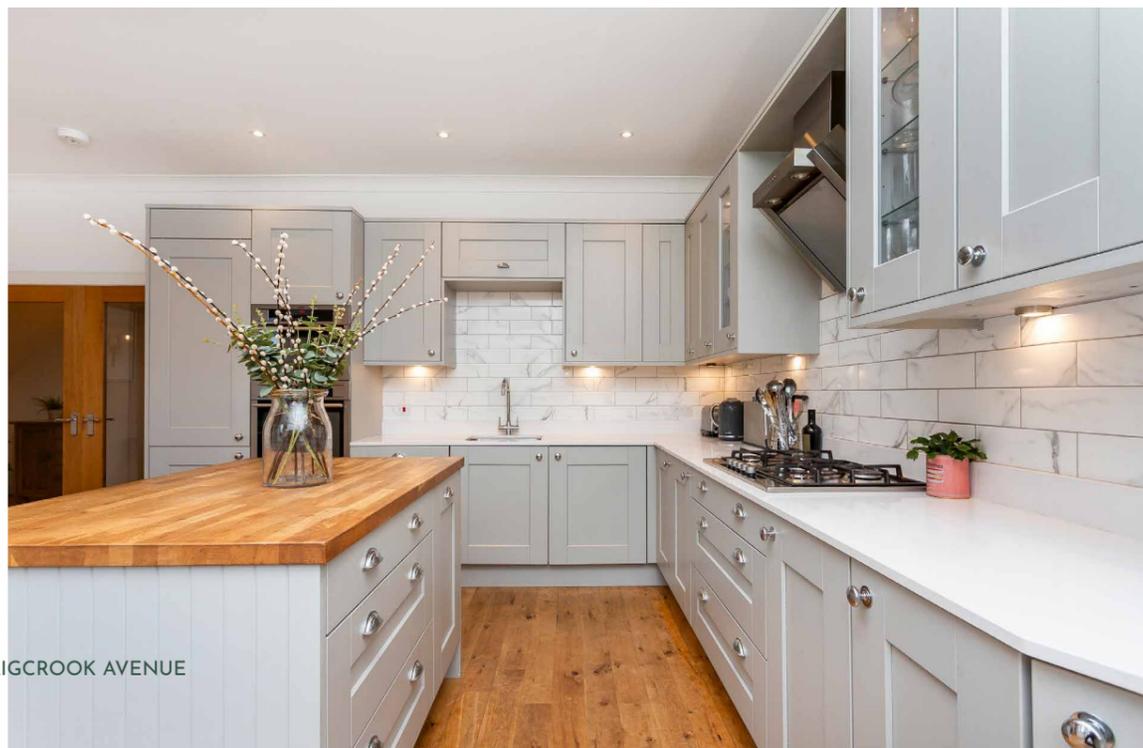
The bay-fronted living room is an elegant and comfortable retreat, centred around a contemporary wood-burning stove set beneath a timber mantel. Soft neutral tones and the generous bay window enhance the sense of light and space. To the rear, the open-plan dining kitchen forms the sociable heart of the home, with space for a large dining table, and direct access to the garden.







High-spec integrated kitchen with sociable island



The breakfasting kitchen is fitted with shaker-style cabinetry in a soft grey finish, complemented by Silestone worktops and a tiled splashback. A central island with a solid wood surface provides additional preparation space and informal seating. Integrated appliances include AEG double ovens, a gas hob with extractor, a fridge freezer, a dishwasher and a washing machine, while recessed lighting and under-cabinet illumination complete the finish.



TRANQUIL EN-SUITE DOUBLE BEDROOM



with 4 piece en-suite bathroom

The en-suite double bedroom is a spacious and relaxing room featuring a wide dormer window and soft carpeting. Its calm colour palette and generous proportions create a comfortable retreat, while the skylit en-suite bathroom features both a double-ended bath and a standalone shower cabinet.

FURTHER ACCOMMODATION



for family and guests

Three additional double bedrooms provide adaptable space for family life, guests, or home working. Each room enjoys pleasant outlooks and space for freestanding furniture, with the upper-level rooms featuring useful eaves storage and skylight windows.



CONTEMPORARY FAMILY BATHROOM





*Ground-floor
bathroom
with modern
fittings and
shower-over-bath*

Serving the remaining bedrooms is a bright family bathroom featuring a P-shaped bath with shower over, stylish tiling, underfloor heating and a modern vanity basin, ensuring convenience for busy households and guests.

PRIVATE GARDENS

with excellent outdoor space



Private gardens lie to the front and rear of the property. The rear garden features a generous lawn with paved pathways and seating areas, ideal for outdoor dining and family use. Two attached stores are located to the side of the building.

Twin gravel driveways provide off-street parking for multiple vehicles, with one leading to an attached garage offering additional storage or workshop space.




64 Craigcrook
Avenue

BLACKHALL

Located just two miles northwest of the city centre



Residents are spoiled for choice when it comes to everyday services and amenities

SCHOOLS

State Schools: Blackhall Nursery, Blackhall Primary School, The Royal High School
 Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College)

CULTURE

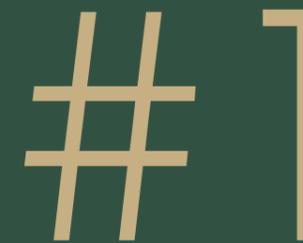
Scottish National Gallery of Modern Art One & Two, Edinburgh Zoo, Murrayfield Stadium

SHOPPING

Excellent independent retailers and businesses on Queensferry Road, as well as large high-street outlets, eateries and a Sainsbury's superstore at Craighleith Retail Park.



Blackhall is a popular choice among families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to cosmopolitan Stockbridge, New Town and the West End. Residents are spoiled for choice when it comes to everyday services and amenities: the Queensferry Road thoroughfare is lined with independent shops and business, while nearby Craighleith Retail Park is home to several high-street outlets, eateries and a Sainsbury's superstore. There is also a wealth of sport and leisure facilities nearby, particularly at Drum Brae Leisure Centre, which boasts a five-lane swimming pool, a state-of-the-art gym, a fitness class studio and a multi-purpose sports hall. To the west are several prestigious golf courses, including Royal Burgess and Bruntsfield Links Golfing Society. For outdoor enthusiasts, Ravelston Woods and Ravelston Park offer no shortage of space to relax and explore, while Corstorphine Hill and Hillwood Park yield stunning views across the city and beyond. Blackhall falls within the catchment area for highly regarded state schools from infant to senior level, including Blackhall Primary School and The Royal High School. Private childcare facilities and the prestigious ESMS independent schools are also available nearby. Blackhall is an ideal choice for commuters into the city centre and beyond thanks to reliable public transport services and road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges.



A SUBURBAN IDYLL ENVELOPED BY AREAS OF OUTSTANDING NATURAL BEAUTY, JUST TWO MILES FROM THE CITY CENTRE

LOCATION



2 miles northwest of Edinburgh City Centre

TRANSPORT



Bus – 13, 16, 41, 43, 54, N55, SKYLINK 200 (to airport)

Tram Stop – Haymarket (2 miles)

Train Station – Edinburgh Haymarket (2 miles)

Airport – Edinburgh International (6 miles)



SPORTS

Drum Brae Leisure Centre, ESMS Sports Centres, Blackhall Lawn Tennis Club, various golf clubs

PARKS

Ravelston Woods Local Nature Reserve, Ravelston Park, Corstorphine Hill, Hillwood Park

FOOD & DRINK

Wide range of cafes, bistros, takeaways, traditional pubs and family 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.

— *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.

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— *About Mark*

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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

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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.