

# 44 CRAIGLEITH HILL AVENUE

CRAIGLEITH, EDINBURGH, EH4 2JN

---

*Situated a short distance from Craigleith Retail Park and the much-loved greenery of Inverleith Park, with excellent transport connections in and out of the city, is this traditional home, beautifully modernised to create a stylish family residence that instantly appeals with its sloping dormer-fronted roof and bay frontage.*



# 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*



Welcome to 44 Craigleith Hill Avenue  
Charming three-bedroom mid-terraced house in desirable Craigleith

- 04 Floorplan
- 06 The property
- 10 Entrance hall
- 12 Open-plan living and dining room
- 16 The kitchen



12  
Open-plan living room



16  
Sleek contemporary kitchen

- 20 The bedrooms
- 24 The bathroom
- 26 Garden & parking
- 30 Craigleith



## Property Name

44 Craigleith Hill Avenue

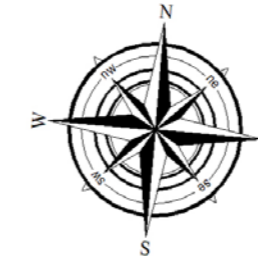
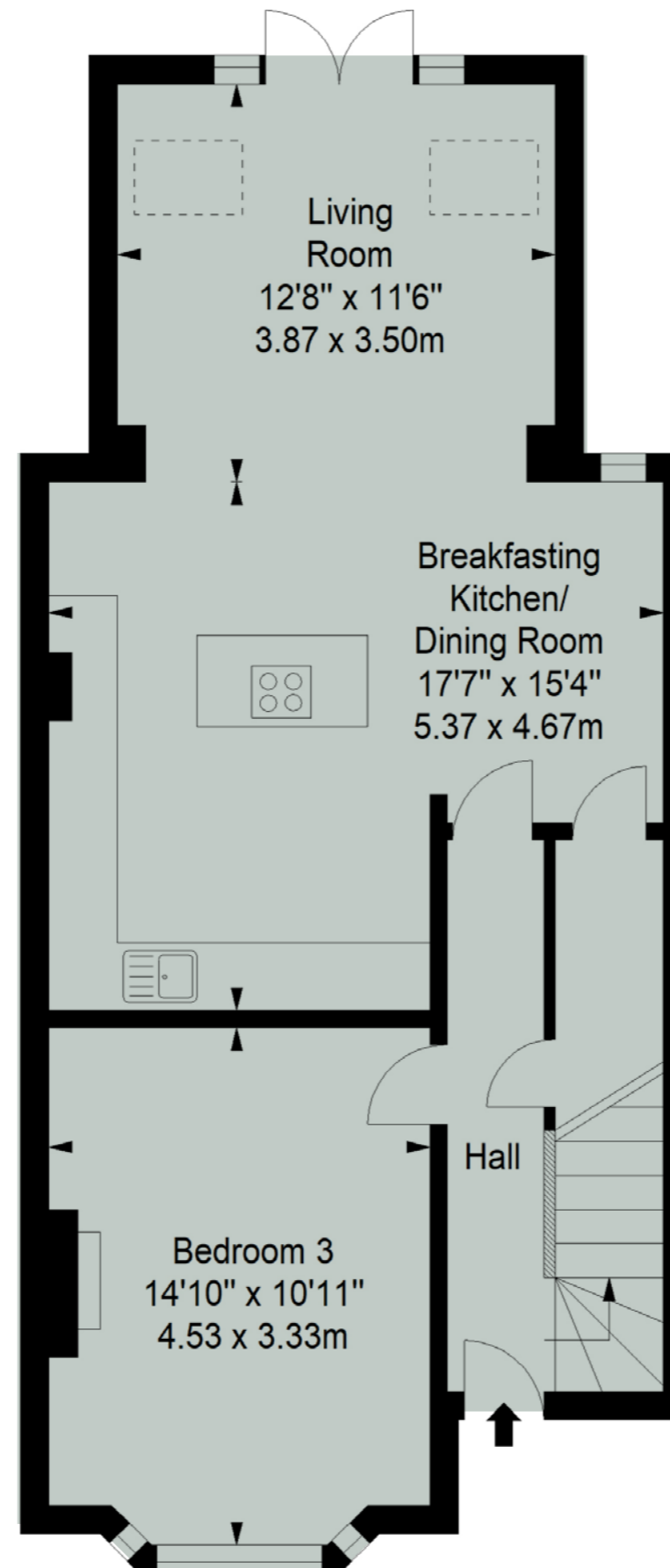
## Location

Craigleith, Edinburgh, EH4 2JN

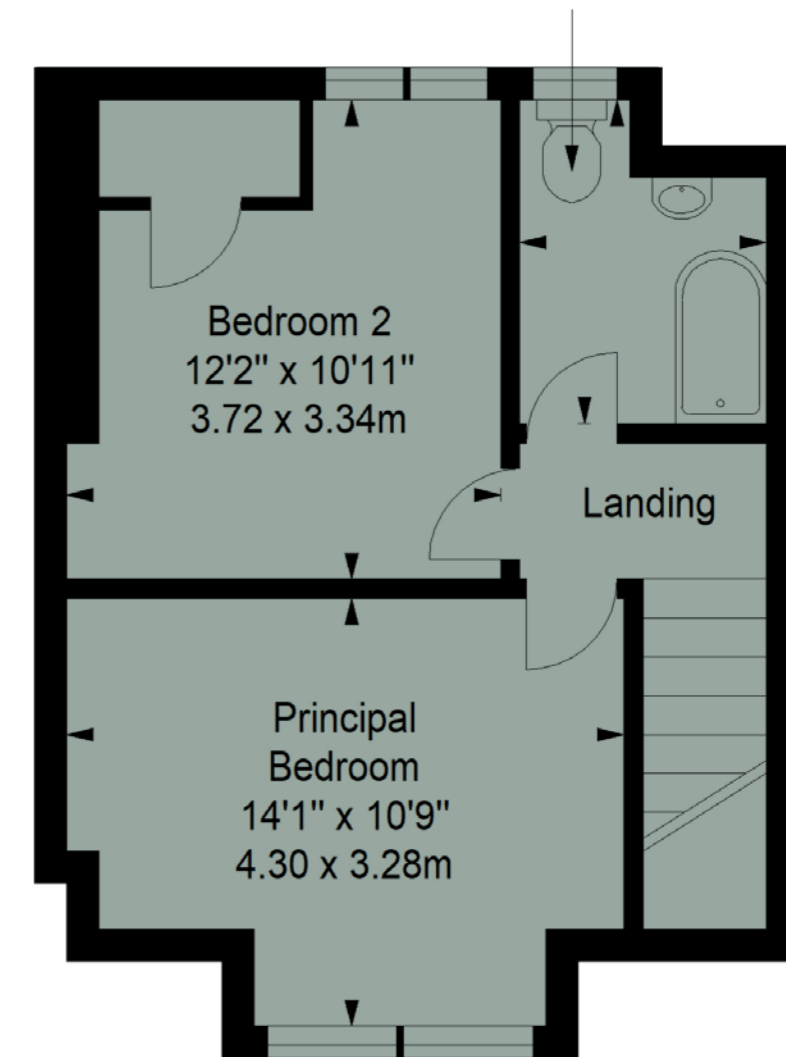
## Approximate total area:

94.6 sq. metres (1018.3 sq. feet)

-  Ground Floor
-  First Floor



Bathroom  
8'3" x 6'5"  
2.52 x 1.95m





  
44 Craigleith  
Hill Avenue

# Stylish

*family home close to central Edinburgh*



This charming three-bedroom mid-terraced house in desirable Craigeith has been extended and beautifully modernised to offer stylish contemporary living less than two miles from the heart of the capital. The bright, south-facing interiors span two floors and combine crisp minimalist décor with flexible family living, centred around an impressive open-plan kitchen, dining, and reception space flowing onto a generous enclosed garden. Private driveway parking provides convenience in this highly desirable central setting, which lies close to open green spaces, excellent local shopping, and prestigious schooling.

## GENERAL FEATURES

- Sought-after setting less than two miles from central Edinburgh
- Charming, beautifully modernised mid-terraced house
- Bright south-facing interiors with crisp contemporary décor
- Flexible family living across two floors
- Stylish open-plan kitchen, dining, and reception space
- Close to Inverleith Park, Craigeith Retail Park, and prestigious schools
- Home Report value - £500,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Welcoming entrance hall with storage
- Spacious open-plan living and dining area with vaulted sky-lit ceiling and French doors to the garden
- Sleek contemporary kitchen with central breakfast island and appliances
- Two first-floor double bedrooms with dormer windows (one with storage)
- Flexible ground-floor bedroom/formal sitting room with bay window and fireplace
- Bright first-floor bathroom with roll-top bath and overhead shower
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Large rear garden with lawn and seating terrace
- Fully secure outdoor space ideal for families and pets
- Outdoor storage shed
- Monoblock driveway accommodating two vehicles



# Welcoming

*entrance hall*

The high-quality contemporary finish is immediately apparent as you enter the entrance hall, complete with storage and showcasing a warm natural palette, including hardwood flooring that flows invitingly into the open-plan hub of the home.

# Open-plan living area



*"The perfect backdrop for daily family life, relaxed gatherings with friends, and summer entertaining."*





# Convivial

*living and dining*

---

Open to the kitchen and extending into a vaulted, sky-lit space, the flexible sitting and dining area is connected to the garden by French doors, creating seamless indoor-outdoor living. It is the perfect backdrop for daily family life, relaxed gatherings with friends, and summer entertaining.



# Contemporary kitchen

*with a breakfast island*

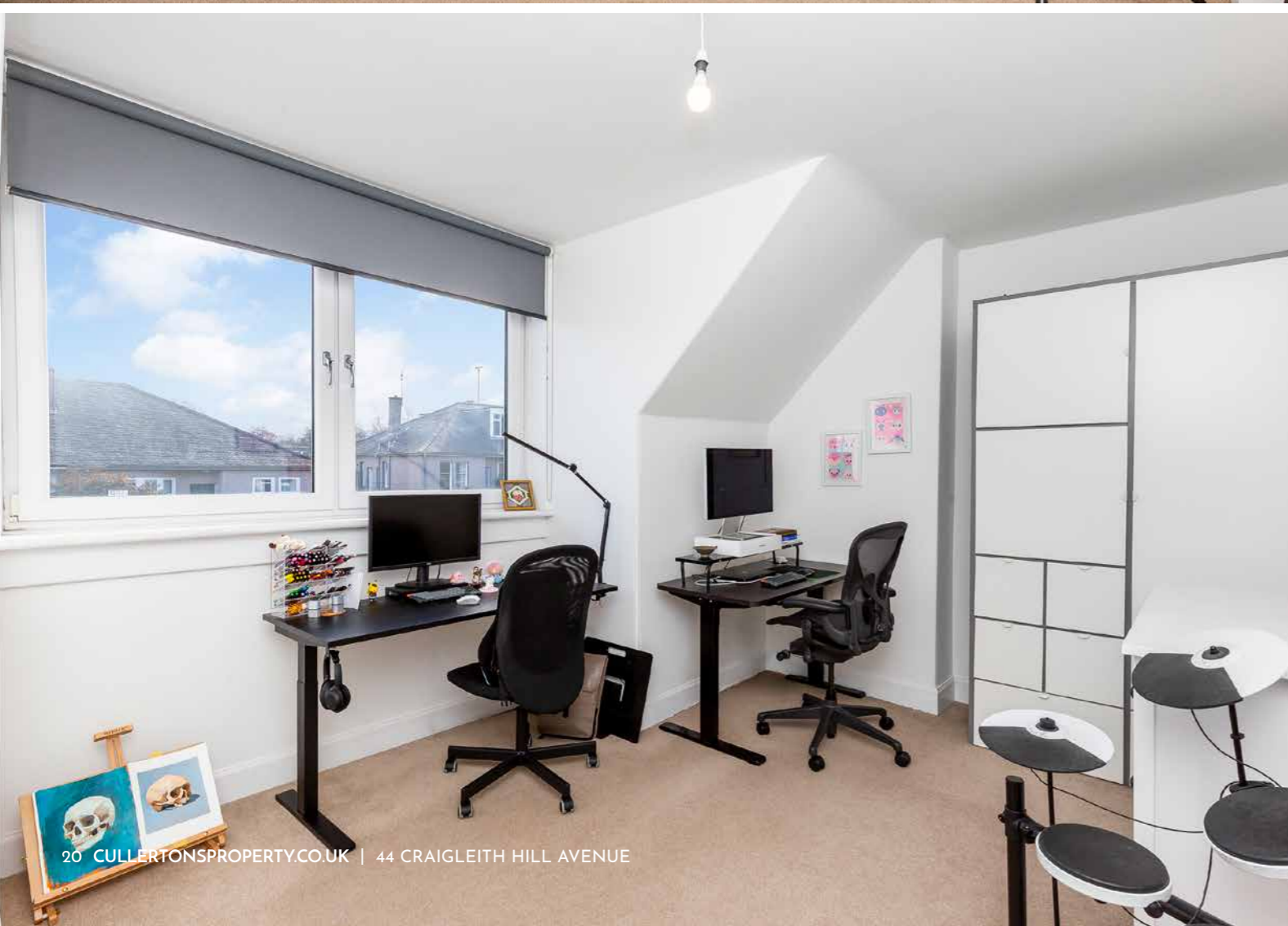


Enjoying sophisticated high-end styling, the kitchen boasts streamlined matt-grey cabinets and quality worktops framed by herringbone tilework. A central island adds to the room's sociability, featuring breakfast seating and a five-ring gas hob with a statement hood, allowing easy interaction with guests when cooking. Further neatly integrated appliances include a double wall oven, a dishwasher, and a washing machine, whilst a freestanding American-style fridge freezer also features in coordinating silver.



*" A central island adds to the room's sociability, featuring breakfast seating and a five-ring gas hob with a statement hood..."*





*Characterful and versatile*

# Bedrooms

Two of the double bedrooms are located on the first floor, including the south-facing principal and another with built-in storage and block-colour accent décor. Their dormer-fronted design and partial eaves create a lovely sense of character and intimacy.

# The third double bedroom



The third double bedroom is situated on the ground floor and could equally serve as an elegant formal sitting room, guest bedroom, or home office. It is illuminated by a south-facing bay window with bespoke shutters and features a decorative period-style fireplace set against deep navy décor.



*All bedrooms in the home offer the comfort of carpeting underfoot.*

Bright classical-style

# Bathroom



Filled with natural light, the airy first-floor bathroom enjoys a timeless Victorian-inspired design with a traditional WC suite and a roll-top bath with an overhead shower, framed by subway tiling, an attractively patterned floor, and serene sage-green décor.



A photograph of a well-maintained garden. In the foreground, a wooden deck with a railing leads down to a green lawn. The lawn is enclosed by a wooden fence. In the background, there is a grey shed, a patio area with outdoor furniture, and a large evergreen tree. The garden is situated in a residential area with buildings visible in the distance under a blue sky with clouds.

# The Garden

# Generous

*family-friendly garden*

Reached via steps from the living room, a large stretch of lawn leads to a seating terrace and outdoor storage. This delightful space is fully enclosed, bringing reassuring security for parents and pet owners alike, whilst also offering plenty of room for outdoor dining, entertaining, and children's play.

To the front of the house, a monoblock driveway can accommodate two vehicles.



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.



# Craigleith

## SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School

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

## PARKS

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

## FOOD & DRINK

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

— *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*

STEPHEN MACKENZIE



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

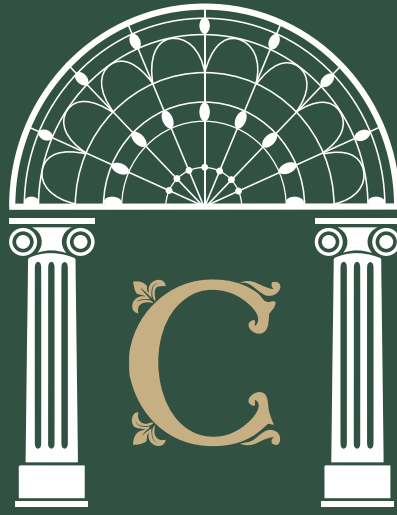
07963 052774

[stephen@cullertonsproperty.co.uk](mailto: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 overseas 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 Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



# 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.