

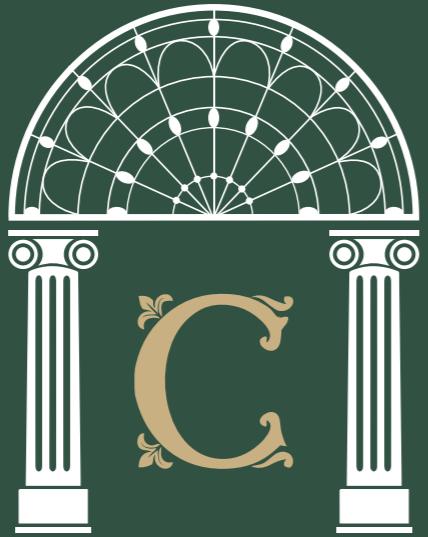
# 14 MERCHANTON CRESCENT

MERCHANTON, EDINBURGH, EH10 5AX



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.



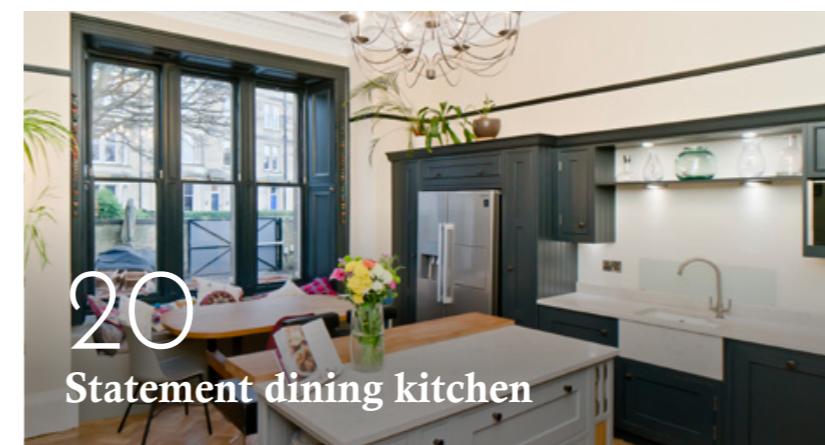
## **Welcome to 14 Merchiston Crescent** *An exclusive main-door, ground-floor apartment*

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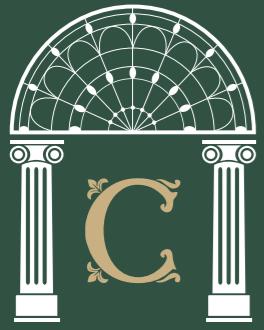


## **14** **Large, dual-aspect living/dining room**

<b>26</b>	The bedrooms
<b>32</b>	The bathroom
<b>34</b>	Gardens & parking
<b>36</b>	The area



## **20** **Statement dining kitchen**



## Property Name

14 Merchiston Crescent

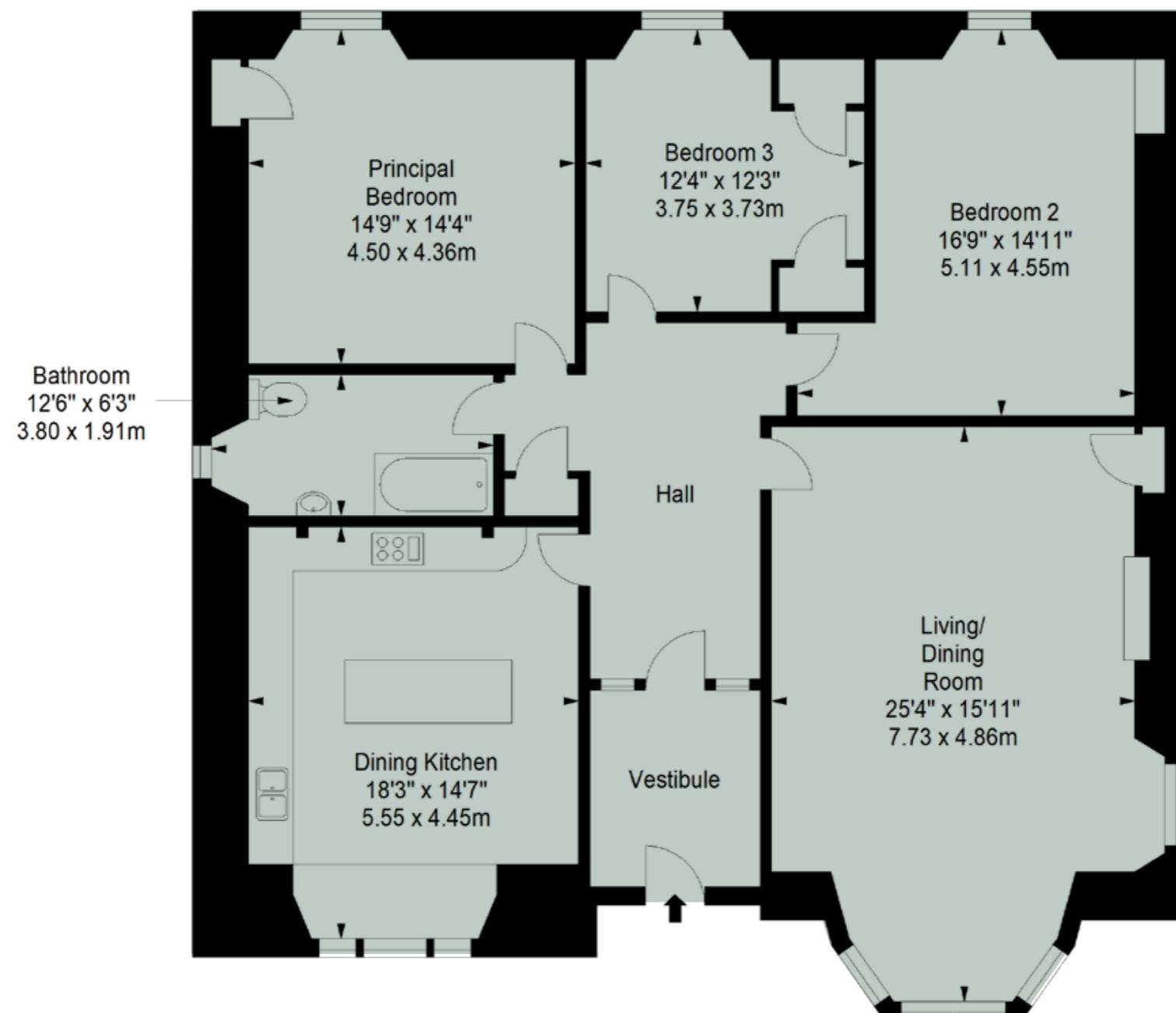
## Location

Merchiston, EH10 5AX

Approximate total area:

149.5 sq. metres (1609.3 sq. feet)

 - Ground Floor







# An exclusive three-bedroom main-door lower apartment

Located in highly sought-after Merchiston, providing the grandeur of Victorian architecture and carefully composed interiors designed to enrich and elevate your lifestyle with refined detail and understated luxury.

# Forms part of an *elegant, detached Victorian villa*



Set within the prestigious Merchiston conservation area, this three-bedroom ground-floor apartment is a magnificent main-door residence which forms part of an elegant, detached Victorian villa. With its exquisite period detailing and beautifully curated interiors, the home offers a stylish blend of heritage character and contemporary comfort. Extending over 1609 square feet and with a southeast-facing aspect, it features generously proportioned, light-filled rooms which include an exceptional living area, a high-specification dining kitchen, and a premium bathroom. It also has ample private parking and a family-friendly garden for basking in the sun. This is a versatile property that balances architectural gravitas with everyday practicality, creating a refined home in one of Edinburgh's most sought-after neighbourhoods – one that is perfect for professionals, downsizers, and families alike.

## GENERAL FEATURES

- An exclusive main-door, ground-floor apartment
- Forms part of an elegant, detached Victorian villa
- In the prestigious Merchiston conservation area
- Sumptuous interior design and period features
- Home Report value - £875,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- Traditional vestibule and hall with built-in storage
- Large, dual-aspect living/dining room with log burner
- Statement dining kitchen with a fitted breakfast bar
- Three spacious double bedrooms (two with storage)
- Premium three-piece bathroom with overhead shower
- Gas central heating and underfloor heating (in two rooms)
- Traditional sash windows (most with secondary glazing)

## EXTERNAL FEATURES

- Fully-enclosed front garden with a southeast-facing aspect
- Private front driveway easily accommodating three cars

# *A traditional vestibule* sets the tone on arrival

Offering space for coats and shoes before flowing into the hall through a glazed door with a characterful arched transom and sidelights. The impeccable quality of the interiors is immediately apparent, from the striking Karndean floor (which continues into the living area and kitchen), to the sumptuous neutral décor. Built-in storage is neatly integrated as well, while elaborate cornice work and four-panel wooden doors add further charm.



# Visually striking and stylish

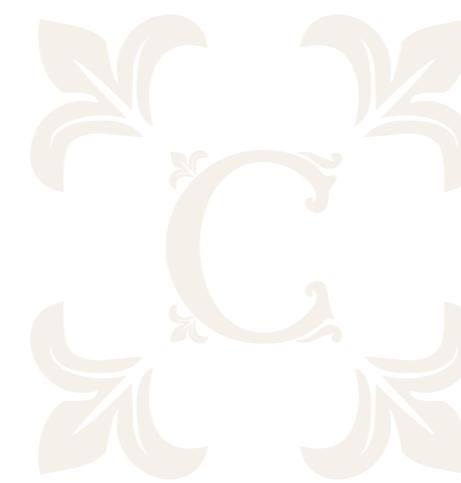


The large living and dining room is an impressive space defined by scale, light, and period refinement. Decorated in a deep blue palette with crisp white detailing, it achieves a classic aesthetic sympathetic to the home's Victorian origins.



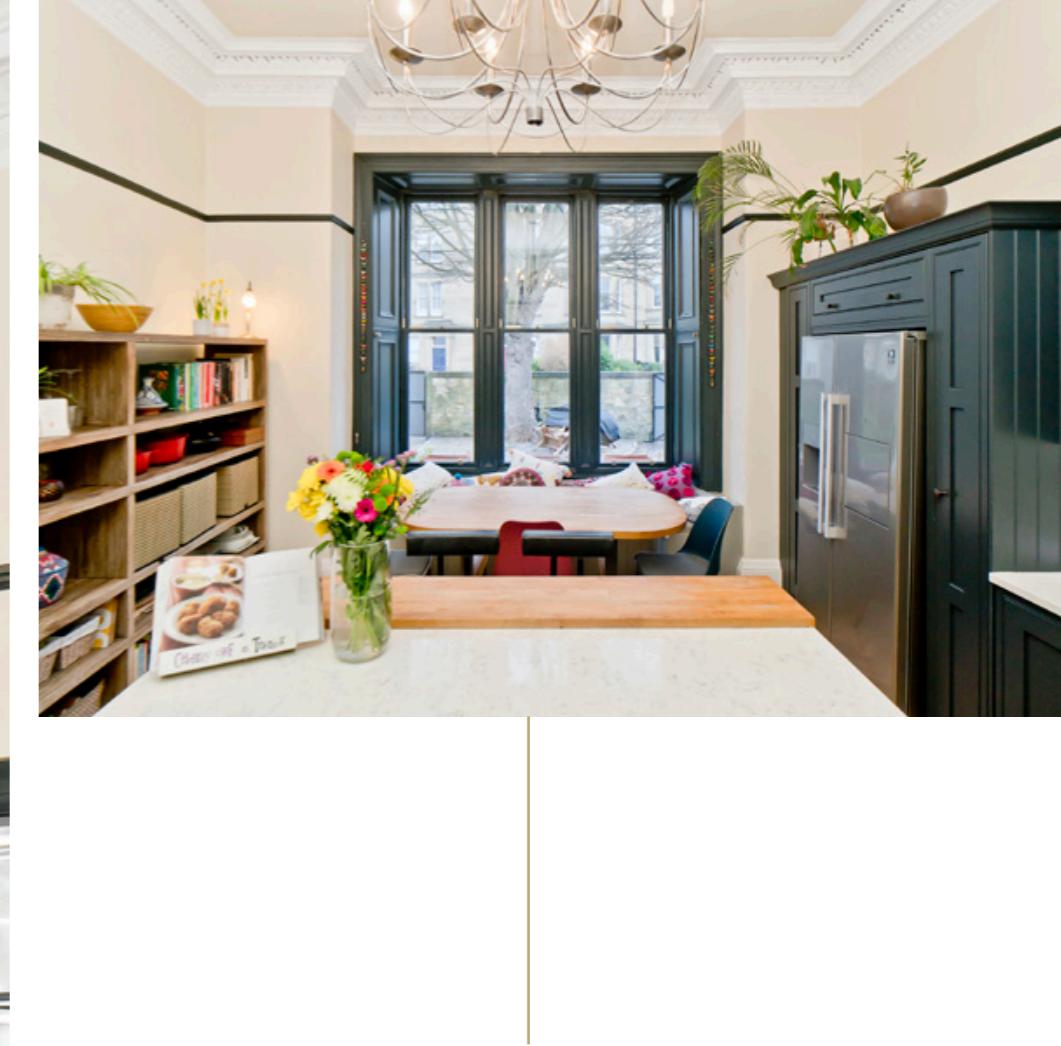


## *Large, dual-aspect living/dining room with log burner*



Dual-aspect windows (including a southeast-facing bay) flood the room with warm sunshine, whilst a focal-point log-burning stove ensures a cosy and inviting atmosphere. The highly detailed cornice work and ceiling rose draw the eye upward to the lofty dimensions, as an Edinburgh press cupboard provides useful storage completing the aesthetic. Altogether, it is a visually striking and stylish room which is ideal for everyday living and sophisticated entertaining.

*High-specification design*



## *A dining kitchen that is practical and evocative*

The expansive dining kitchen has a statement design from the award-winning Kitchens and Bathrooms by Coast. It incorporates a stylish arrangement of bespoke, navy-coloured cabinets set against a neutral backdrop. Silestone worktops add further luxury, along with a central island which anchors the room, providing additional cabinets in a light hue and a charming breakfast bar. For sociable meals together, a fitted seat is set beneath a trio of windows with ample space for a table and chairs as well.

A colour-coordinated picture rail, lavish cornicing, and under-unit lighting add the final flourishes to this evocative and eye-catching space. A range of appliances are also included for added practicality (5-ring gas range cooker with double oven, integrated dishwasher, integrated washing machine, fitted microwave, and freestanding American-style fridge/freezer).

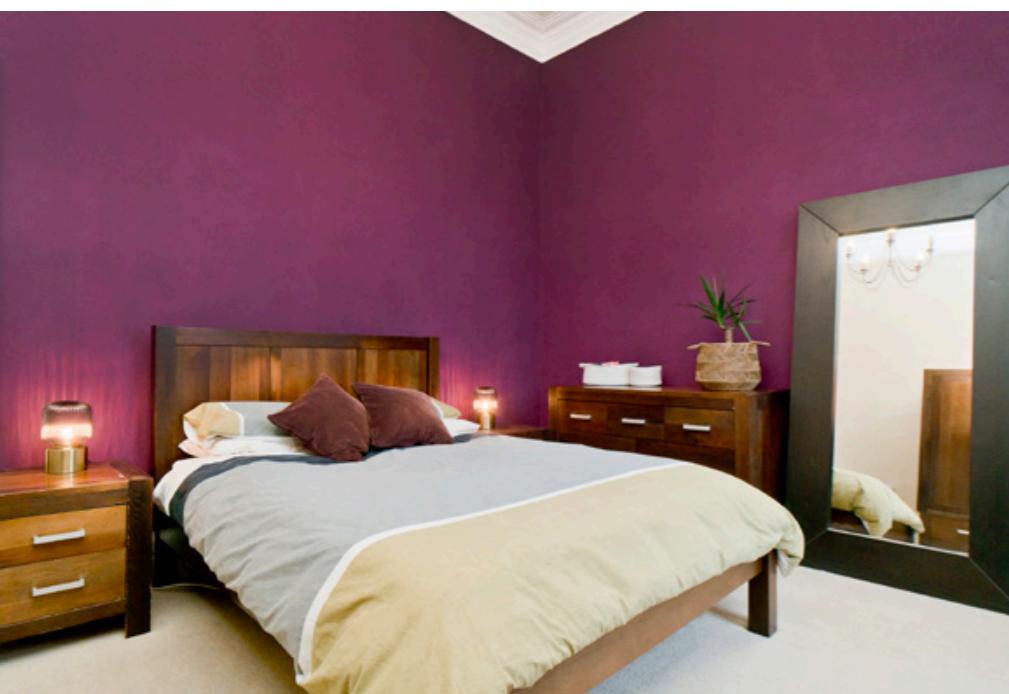




*The space  
and versatility  
for a range of lifestyles*



The principal bedroom is characterised by lavender-hued accent walls and a neutral backdrop. It also has a handy press cupboard for storage.





"...for family  
life, guests,  
or home  
working."

The three double bedrooms have their own distinct identity, united by spacious proportions and soft carpeting. The second bedroom, on the other hand, is arranged as a child's space, featuring chic styling and a useful shelved recess. The third bedroom is neutrally decorated and equipped with two built-in cupboards (one housing the boiler). All three rooms offer the owners the flexibility they need for family life, guests, or home working.



# Attractive styling



## and premium fixtures

The large bathroom is attractively presented with premium tile work and neutral décor. It is fitted with a three-piece suite comprised of a hidden-cistern toilet, a floating washbasin, a towel radiator, and a deep bath with a drenching overhead shower.

The property has gas central heating, as well as electric underfloor heating in the kitchen and wet underfloor heating in the bathroom. The traditional sash-and-case windows have secondary glazing (by Gecko) applied to most rooms and there are working wooden shutters to the living room, kitchen, and principal and second bedrooms. The home is also protected by an alarm system.



# Exceptional outdoor spaces for the entire family

Externally, the apartment boasts a private front garden and driveway which are enclosed by a high wall and an electric gate for privacy. The driveway can easily accommodate three cars and it has a neat store area for bins and other outdoor items. The garden features a manicured lawn and a dining patio, as well as mature plants and trees which add to the idyllic ambience. It also boasts a southeast-facing aspect capturing lots of sun, particularly in the morning and afternoon.

Extras: all fitted floor and window coverings, light fittings (except the chandeliers), integrated kitchen appliances, a gas range cooker, a microwave, and an American-style fridge/freezer to be included in the sale. The chandeliers, bespoke dining table (custom made to match the kitchen's breakfast bar), and the children's treehouse are available by separate negotiation.





# Tranquil setting southwest of the city centre

Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. When it comes to sport and fitness, residents of Merchiston have a choice of several gyms, sports centres and yoga studios right on their doorstep, or for those who prefer the great outdoors, why not take a relaxed stroll or cycle along the picturesque Union Canal or make the short journey to the majestic Pentland Hills Regional Park. Merchiston enjoys an excellent range of schools in both the public sector, and is very well placed for some of the most prestigious independent schools in Scotland, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub offers links across the city and further afield. The area also enjoys swift and easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.



# Merchiston, Edinburgh

## SCHOOLS

State Schools: Bruntsfield Primary School, Boroughmuir High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School

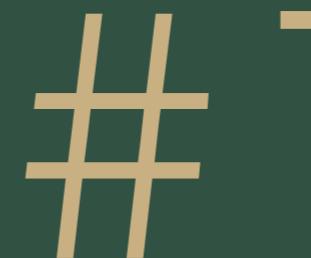
Independent Schools: George Watson's College, George Heriot's School

## CULTURE

Summerhall, King's Theatre, Dominion Cinema, The Queen's Hall, Usher Hall

## UNIVERSITY

University of Edinburgh, Edinburgh Napier University



A HIGHLY-REGARDED AND SOUGHT-AFTER CITY-CENTRE LOCATION WITH A VIBRANT COSMOPOLITAN ATMOSPHERE

## LOCATION



1.4 miles from Princes Street

## PARKS

Bruntsfield Links, The Meadows, Holyrood Park

## TRANSPORT

Bus – 10, 11, 15, 16, 23, 27, 36, 101, X27, X28

Tram Stop – Haymarket (1.1 miles)

Train Station – Waverley (1.9 miles), Haymarket (1.1 miles)

Airport – Edinburgh International (7.2 miles)

## SPORTS

Warrender Swim Centre, Prestonfield Golf Club, Bruntsfield Links

## FOOD & DRINK

Cafés, Independent multi-cultural eateries, Bistros and delis, Takeaways

## CONSERVATION

Merchiston and Greenhill conservation area

— *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*

KATIE CLARK



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

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## — *About Katie*

With a background in Property Management, Katie has supported a wide range of clients across Scotland, combining in-depth market knowledge with a warm, personable approach. Known for her positivity and friendly demeanour, she builds strong, lasting relationships, ensuring clients feel heard, informed, and confident at every stage. Treating each transaction with care, she approaches every deal as though it were her own.

Originally from a sheep farm in the Scottish Borders, Katie moved to Edinburgh to study Real Estate Surveying, trading rural life for the city's vibrant pace. Now based in Dean Village, she juggles a busy schedule of property work and hockey—both coaching and playing. When time allows, she unwinds with baking or strolls through the city, always on the lookout for a new hidden gem.



# CULLERTON'S

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SCAN TO DISCOVER MORE

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