

41 KAIMES ROAD

CORSTORPHINE, EDINBURGH, EH12 6LW

Situated on the fringes of Corstorphine's local nature reserve, just 20 minutes from the heart of Edinburgh, this charming detached house enjoys one of the capital's most desirable settings.



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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



Welcome to 41 Kaimes Road
An impressive detached family home

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Main reception room



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Property Name

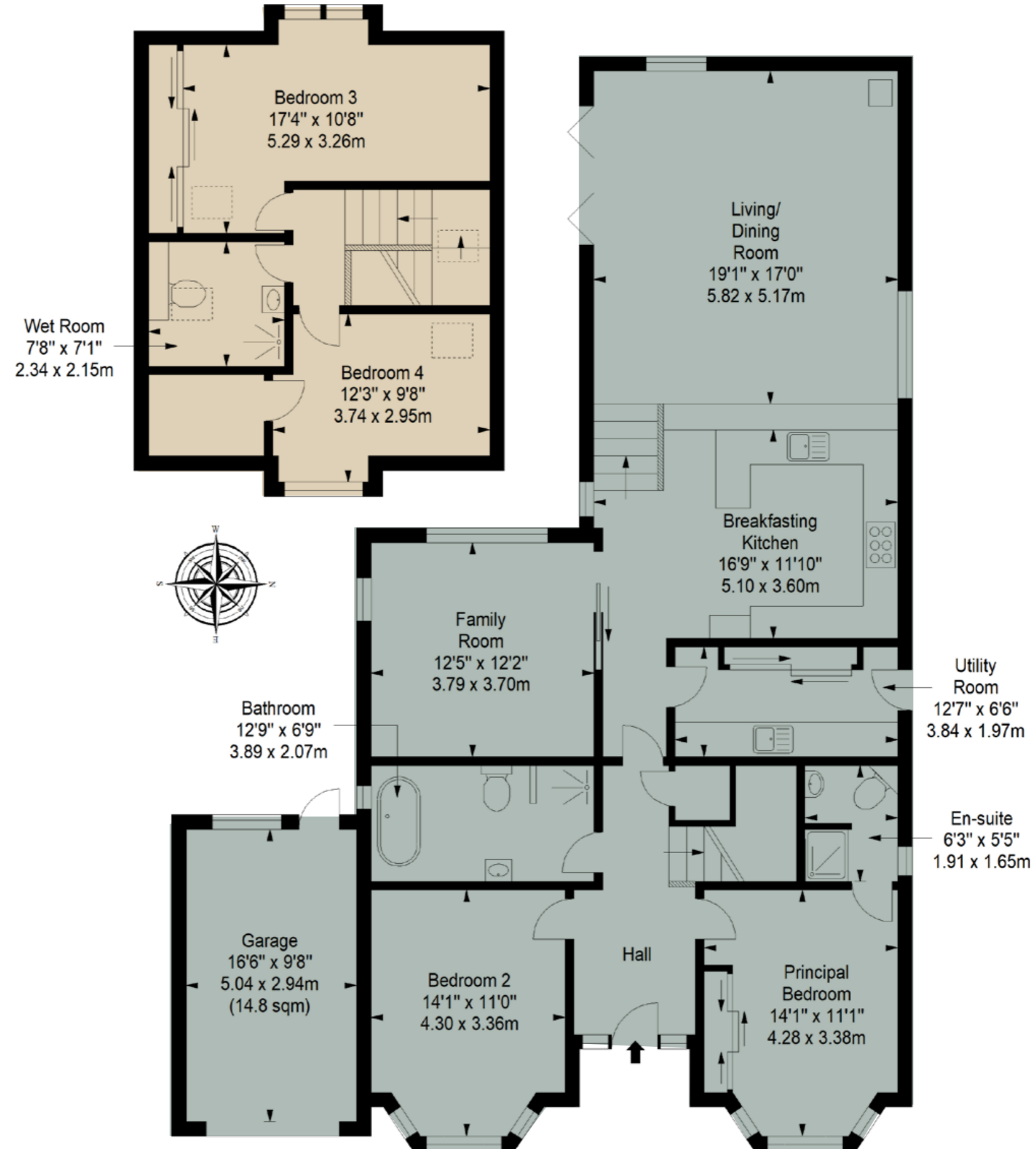
41 Kaimes Road

Location

Corstorphine, EH12 6LW

Approximate total area:

173.1 sq. metres (1863.3 sq. feet)



Exceptional family home



*in highly
desirable
Corstorphine*

With scenic greenery on the doorstep and Corstorphine Hill offering some of the city's finest views, the suburb is prized for its well-regarded schooling, excellent local shopping, and swift commuter links across the city and to the airport. Combined with the property's versatile layout and practicality, the setting makes it a compelling choice for modern family living.



Beautifully modernised interiors and an architecturally striking extension transform this period home into a luxurious contemporary residence, with four double bedrooms, multiple bath/shower rooms, and light-filled reception rooms flowing into a breakfasting kitchen with utility room. Elevated views, a south-facing enclosed garden, a garage, and a private driveway with EV charging further enhance this outstanding offering.

GENERAL FEATURES

- Impressive detached family home in a prestigious Corstorphine setting
- Elevated position on the fringes of Corstorphine Hill Local Nature Reserve
- Beautifully modernised interiors with a striking rear extension and sunny aspect
- Bright, well-balanced accommodation across two levels
- Excellent city connections and well-regarded local schooling
- Home Report value - £750,000 | EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming entrance hall with built-in storage
- Multi-functional family room with optional open access to the kitchen
- Impressive living/dining room, open to the kitchen with log burner, garden bi-fold doors, and underfloor heating
- Sleek high-end kitchen with roof lantern, integrated appliances, and breakfast area
- Separate utility room with external access
- Ground-floor principal bedroom with fitted wardrobes and en-suite shower room
- Three further double bedrooms arranged over two floors (two with wardrobes)
- Ground-floor bathroom with freestanding bath, separate walk-in shower, and underfloor heating
- Skylit upper-level wet room with rainfall shower
- Selection of furniture available by separate negotiation

EXTERNAL FEATURES

- Mature, enclosed rear garden with a south-facing aspect
- Sunken deck and sheltered BBQ terrace ideal for outdoor entertaining
- Large lawn framed by established planting, including spring blooms
- Attractive front garden with mature shrubs providing privacy
- Private driveway with EV charging and attached single garage



Sociable sun-filled

living spaces with log burner and garden views



A naturally lit entrance hall flows to the rear living areas, both enjoying hardwood flooring and all-day sun via dual-aspect windows framing garden views.

Connected to the kitchen via a short set of steps is the impressive main reception room within the contemporary extension, where architectural glazing includes bi-fold doors, creating a seamless link to the garden terrace – ideal for summer entertaining.

A lower-level position, feature log burner, and underfloor heating lend a cosy atmosphere in cooler months.





The family room offers a relaxed, multi-use space with sliding door access to the kitchen.



Bright

kitchen with breakfast area





Integrated kitchen and utility room

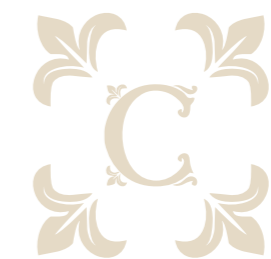
Overlooking the living/dining room and flooded with natural light from a wide roof lantern, the kitchen has a bright, airy feel and a refined neutral finish. Alongside a breakfast area with balconette seating, generous cabinetry and workspace are integrated for a streamlined look. Appliances include a fridge freezer, dishwasher, a double wall oven incorporating a microwave, grill, and warming drawer, and an induction hob set against a distinctive plum-toned splashback. The adjoining utility room (with external access) provides a ceiling-mounted clothes pulley and an undercounter washing machine.



Attractive

principal suite





Set on the ground floor and illuminated by a bay window with plantation shutters, the principal bedroom is an inviting retreat. It forms a private suite with fitted mirrored wardrobes and a bright, neutrally styled shower room, offering flexibility for guests or multi-generational living.

Additional flexible bedrooms

The remaining double bedrooms include a second bay-fronted bedroom on the ground floor, ideal as additional living space if required, and two first-floor bedrooms, both featuring dormer and skylight windows alongside built-in storage. All are finished with soft carpeting, plantation shutters, and understated décor spanning light neutrals and richer, cocooning tones.





Bathrooms



Family bathroom and a separate wet room

In addition to the principal shower room, the home offers further luxurious, well-appointed facilities. The ground-floor bathroom is sleek and spacious, featuring a freestanding bath, walk-in shower, and underfloor heating. Upstairs, a skylit wet room includes a rainfall shower.



Established secure garden with a

South-facing terrace

"...sunken seating deck and BBQ area provide a sheltered, south-facing space for outdoor dining and relaxation."



A large lawn framed by established planting

The home's thoughtful presentation extends outdoors. The front garden is planted with mature shrubs for privacy, whilst the enclosed rear garden features a large lawn framed by tulip beds and a flowering tree. A sunken seating deck and BBQ area provide a sheltered, south-facing space for outdoor dining and relaxation.

A front driveway with EV charging and attached single garage provides private parking and additional storage.



Corstorphine

*A desirable and well-connected
residential area*





Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the

ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary levels, with Edinburgh's leading independent schools easily accessible.

SCHOOLS

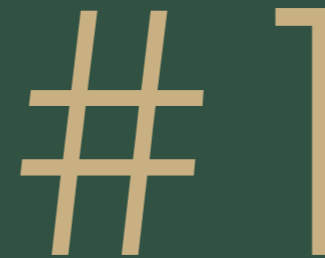
State Schools: Corstorphine Primary School and Nursery, Craigmount High School
 Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College)

CULTURE

Edinburgh Zoo, Murrayfield Stadium

SHOPPING

Wide-ranging independent shops, big-name supermarkets, Gyle shopping centre



A WELL-CONNECTED SUBURB, ENJOYING BEAUTIFUL SCENIC NATURE AND OUTSTANDING SHOPPING

LOCATION



3.8 miles west of Edinburgh City Centre

TRANSPORT



Bus – X38, X19, 12, 26, 31, N26, 100 Airlink

Tram Stop – Saughton (0.9 miles)

Train Station – South Gyle/Edinburgh Gateway (1.6 miles)

Airport – Edinburgh International (4.3 miles)



SPORTS

David Lloyd gym, Drumrae Leisure Centre, Turnhouse Golf Club, community sports clubs

PARKS

Corstorphine Hill Local Nature Reserve

FOOD & DRINK

A fantastic range of cafés, bistros, takeaways, pubs, and family restaurants

— *Where truly bespoke service is the cornerstone of our ethos*

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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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For further information on this property, or to arrange a viewing, contact Marina or Terry, who will both 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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— *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



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SCAN TO DISCOVER MORE

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