

18/3 COLTBRIDGE MILLSIDE

MURRAYFIELD, EDINBURGH, EH12 6AP

A two-bedroom second-floor apartment, which forms part of an exclusive development with a peaceful and picturesque riverside setting in Murrayfield, one of the capital's most desirable areas.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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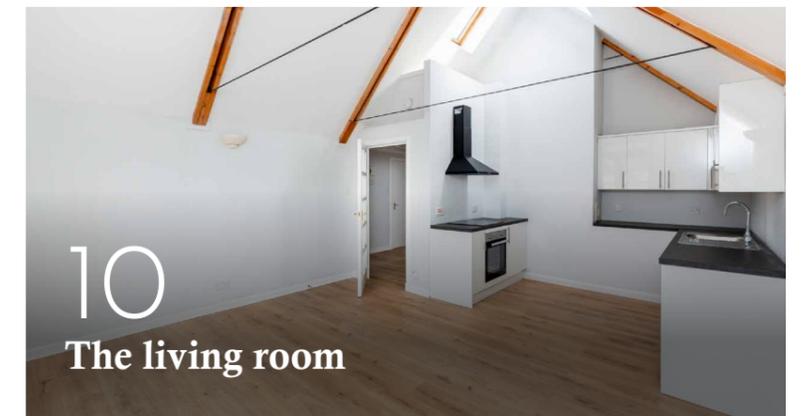
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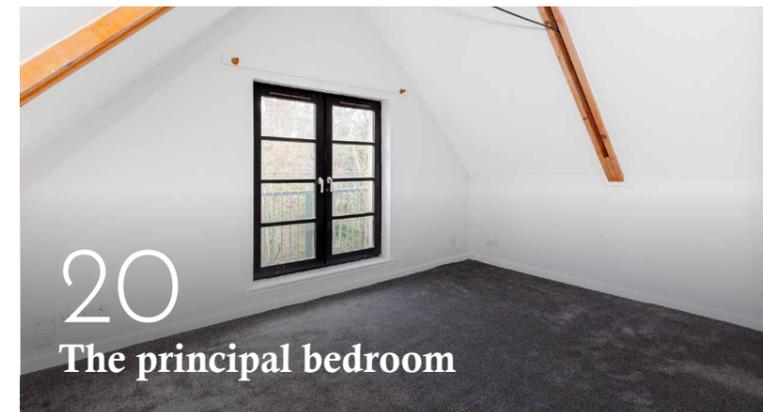
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Property Name

18/3 Coltbridge Millside

Location

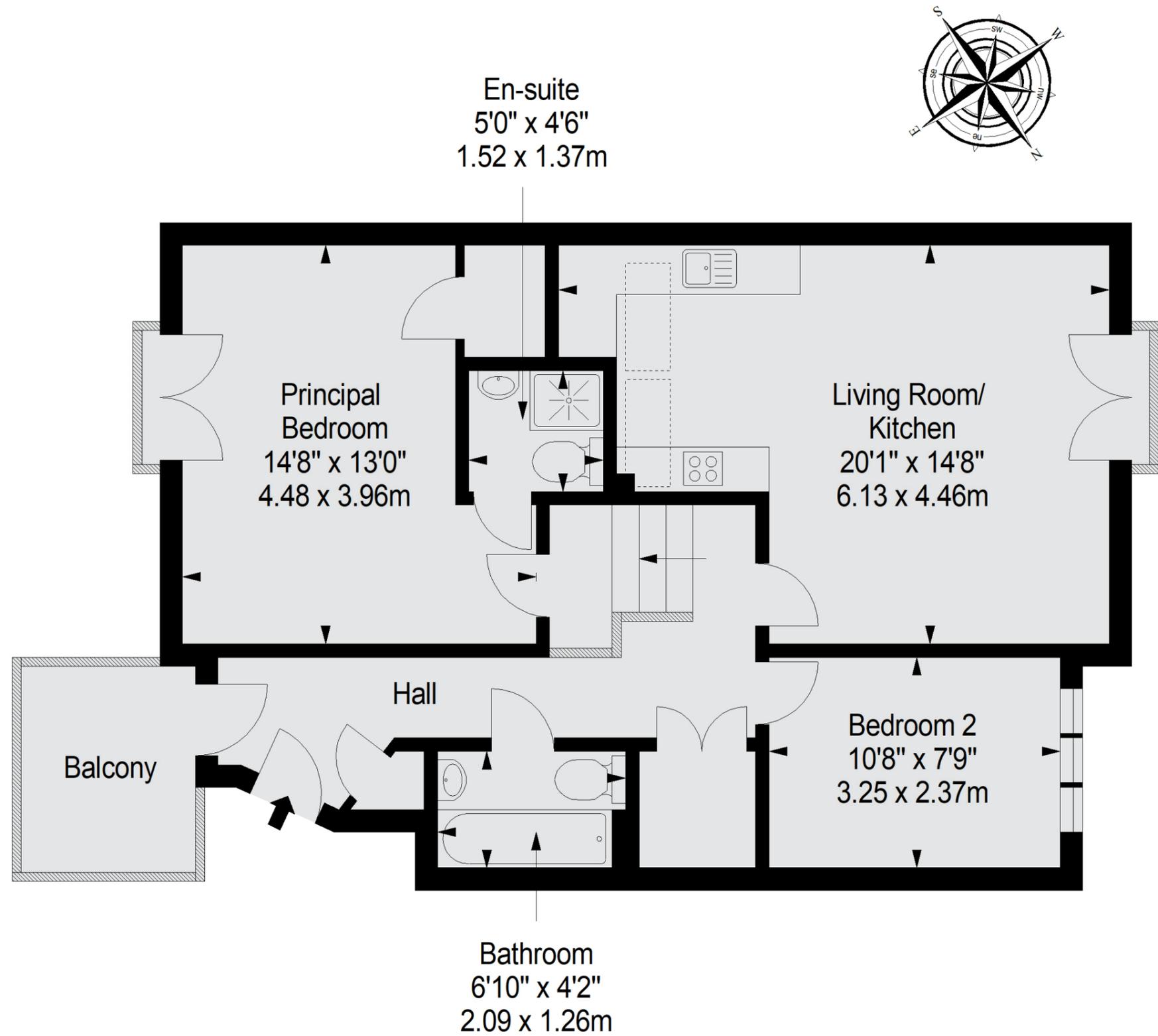
Edinburgh, EH12 6AP

*Approximate
total area:*

67.6 sq. metres (727.6 sq. feet)



Second Floor





Part of the Coltbridge conservation area, this second-floor apartment is a charming two-bedroom residence set within a sought-after development in exclusive Murrayfield. It offers a highly desirable location beside the idyllic Water of Leith, and is set within easy reach of green spaces, amenities, and transport links, including a tram line to the city centre and airport. Furthermore, the home is brought to market with neutral interiors throughout, providing an appealing blank slate for buyers. It also benefits from sociable open-plan living and two washrooms, as well as allocated residents' parking and a private balcony with beautiful river views. Ideal for professionals and couples, the city apartment provides a relaxed and peaceful ambience whilst still being within brisk walking distance of the fashionable West End.

GENERAL FEATURES

- Second-floor apartment in exclusive Murrayfield
- Part of a sought-after riverside development
- In walking distance of the West End
- Blank canvas of décor throughout
- Picturesque views over the Water of Leith
- Home Report value - £310,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Secure telephone-entry system
- Central hall with two built-in cupboards
- Open-plan living room and kitchen
- Balcony with idyllic riverside views
- Bathroom with a three-piece suite
- Three-piece en-suite shower room
- (Wet) electric central heating system
- Double-glazed windows and Juliet balconies

EXTERNAL FEATURES

- Well-maintained communal grounds
- Allocated private residents' parking



A RIVERSIDE HOME WITH A WARM WELCOME

The apartment is accessed via a secure telephone-entry system and a well-maintained communal stairway. The front door opens into a central hall that sets the theme of décor found throughout, pairing neutral hues with a snug fitted carpet. It offers a warm welcome and two built-in cupboards for storage.

OPEN-PLAN LIVING

& A BALCONY THAT OVERLOOKS THE WATER OF LEITH

Sharing an open-plan layout with the kitchen, the living room is a bright and welcoming reception space for everyday use. It is fronted by a Juliet balcony and continues the appealing palette of the hall, providing buyers with a blank canvas that is easy to style. In addition, it features an apex ceiling which heightens the light and airy ambience.





THERE IS
A PRIVATE
BALCONY
WITH A
SOUTHEAST-
FACING
ASPECT. IT
OVERLOOKS
THE WATER
OF LEITH,
PROVIDING
PICTURESQUE
RIVERSIDE
VIEWS AND
A TRANQUIL
SETTING FOR
RELAXING IN
THE SUN





A WELL-APPOINTED KITCHEN

The kitchen is neatly arranged at the rear of the living area. It is equipped with wall-mounted and base cabinets in clotted cream, the latter topped with worksurfaces that are backed by splashback tiles. It is illuminated by spotlights and two skylights, ensuring a bright cooking environment; plus, it is fitted with a foldable breakfast table and it comes with an integrated oven, electric hob, and concealed extractor. A freestanding fridge and separate freezer are also included, along with a washing machine (stored in the hall's cupboard).





TWO BEDROOMS ENHANCED BY NEUTRAL DÉCOR



A PRINCIPAL SUITE WITH LEAFY RIVER VIEWS & A VERSATILE SECOND BEDROOM

choosing the living area, the two bedrooms are both enhanced by neutral décor and fitted carpets for comfort. The principal bedroom, a good-size double, also has the benefit of an en-suite shower room and a built-in wardrobe. It also has a southeast-facing Juliette balcony offering lovely Water of Leith views. Furthermore, the room has an apex ceiling, which adds to the sense of space. The second bedroom faces to the front of the flat, providing versatile accommodation to suit the needs of the owner. This room could also work well as an office or study for city professionals.

THE WASHROOMS

A FAMILY BATHROOM & AN EN-SUITE



The apartment is served by a family bathroom and the principal bedroom's en-suite shower room. The former is tiled and equipped with a three-piece suite, comprising a toilet, a washbasin, and a bathtub with an overhead shower. The en-suite has similar fixtures, but with a step-in shower cubicle instead of a bath.

For year-round comfort and efficiency, the property has an electric (wet) central heating system and double-glazed windows throughout.

A PEACEFUL SETTING

CLOSE TO IDYLIC GREEN SPACES

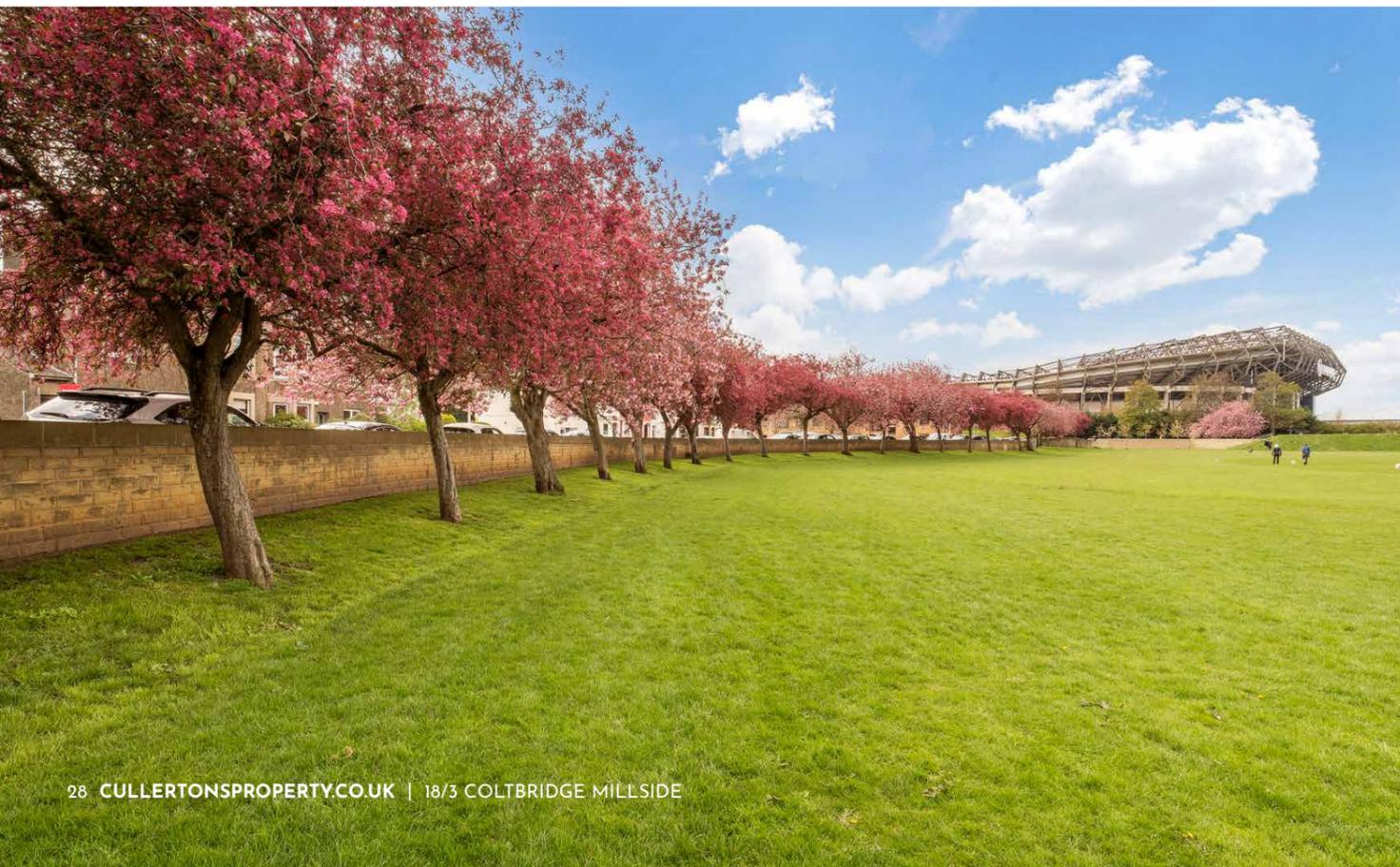
The development has leafy, well-maintained communal grounds and allocated private residents' parking. It is also set within easy reach of Roseburn Public Park and the Water of Leith walkway, providing ample opportunities for enjoying the outdoors.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, a freezer, and a washing machine to be included in the sale.



MURRAYFIELD EDINBURGH

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it is hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, the BT Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.



SCHOOLS

State Schools: Roseburn Primary School, Craigmount High School

Independent Schools: St George's School for Girls, ESMS

CULTURE

Murrayfield Stadium, National Galleries of Scotland, Edinburgh Castle

SHOPPING

Nearby supermarkets and city centre shopping

#1

AN EXCLUSIVE LOCATION OFFERING A LEAFY AND PICTURESQUE SETTING IN EASY REACH OF THE CITY CENTRE

LOCATION



1.3 miles west of Edinburgh city centre

TRANSPORT



Bus – 12, 26, 31, X18,

X38, 100 Airlink, 900

Airport – Edinburgh

International Airport

(5.8 miles)



SPORTS

Murrayfield Golf Club, Murrayfield Stadium, Carrick Knowe Golf Course

PARKS

Water of Leith, Roseburn Public Park, Dean village

FOOD & DRINK

Excellent choice of cafes, takeaways and eateries, traditional pubs, bars and restaurants



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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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.