

26 MOIRA TERRACE

CRAIGENTINNY, EDINBURGH EH7 6RS

Set on a desirable residential terrace in Craigentenny, this traditional three-bedroom mid-terraced house combines handsome period proportions with beautifully light-filled interiors and generous private outdoor space. The appealing family home offers two spacious reception rooms, a dining room opening onto the garden, a kitchen, and a family bathroom, alongside a large rear garden and a neat front garden.



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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

26 Moira Terrace

Location

Edinburgh EH7 6RS

Approximate total area:

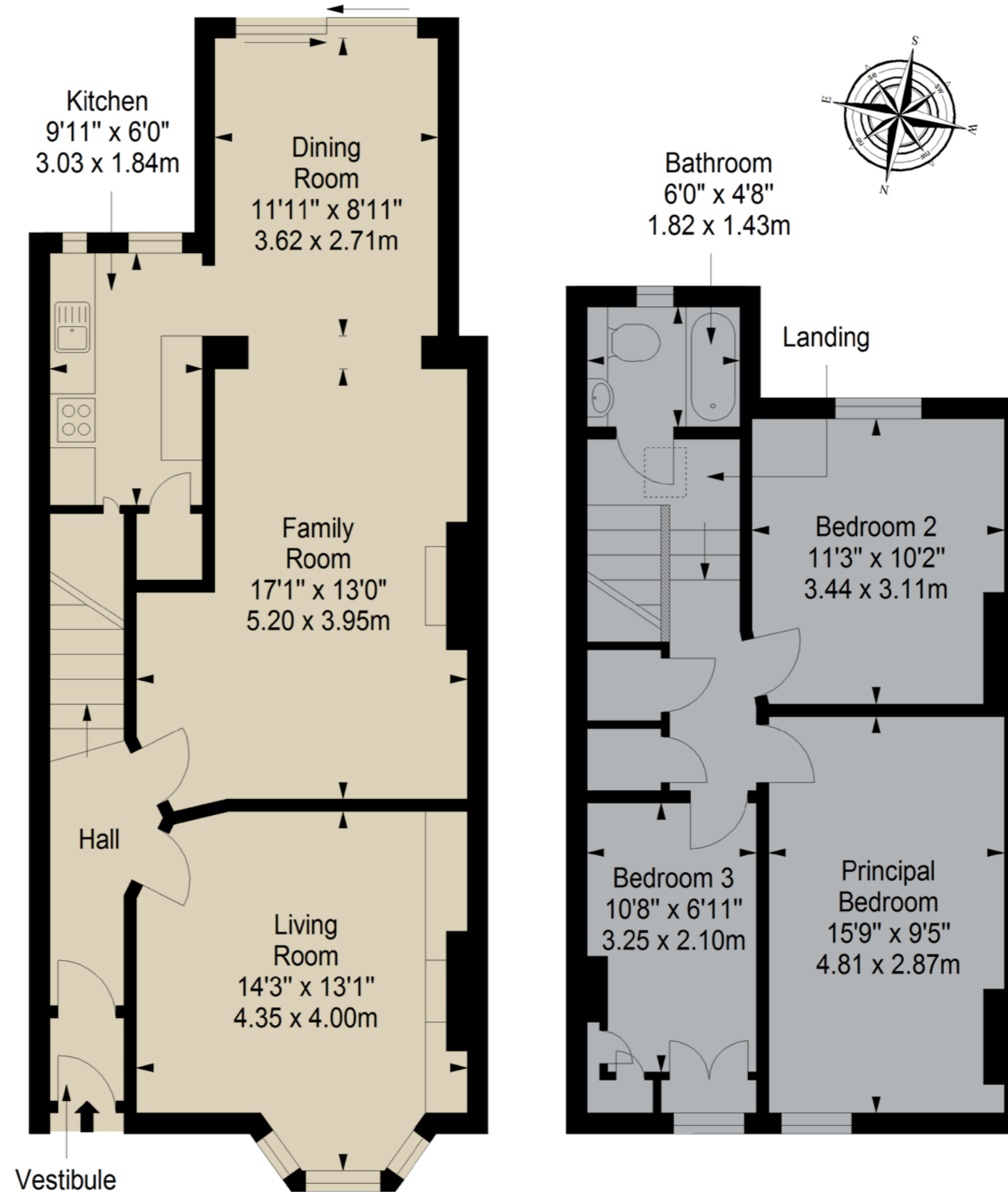
104.8 sq. metres (1128 sq. feet)



Ground Floor



First Floor





Elegant family home in a well-connected city setting

Enjoying a peaceful position in sought-after Craigentenny, this attractive home lies within easy reach of Portobello's seafront, Holyrood Park, and the city centre. Excellent local amenities, well-regarded schooling, regular bus links, and swift access to the A1 and City Bypass add further appeal. Behind its handsome stone façade, the property retains a wealth of traditional charm, including bay windows, decorative cornicing, generous room proportions, and elegant fireplaces.

GENERAL FEATURES

Traditional three-bedroom mid-terraced house in desirable Craigentenny
Quiet residential setting within easy reach of the city centre and Portobello
Beautiful period features including bay windows, cornicing, and fireplaces
Excellent local amenities, schooling, and leisure facilities nearby
Superb transport links to the city centre, A1, City Bypass, and airport
Generous private front and rear gardens
Home Report value - £450,000 | EPC Rating - D

ACCOMMODATION FEATURES

Welcoming vestibule and hall with wood-toned flooring and built-in storage
Attractive carpeted staircase and split-level upper landing
Elegant bay-fronted living room with intricate cornicing and feature fireplace
Spacious rear family room with fireplace and open access to the dining room
Bright dining room with large glazed doors opening to the garden
Kitchen with extensive oak-toned cabinetry and generous worktop space
Spacious principal double bedroom with a peaceful rear-facing position
Further generous double bedroom and a versatile third bedroom/study
Bright family bathroom with bath, overhead shower, and vanity storage

EXTERNAL FEATURES

Neat front garden with lawn and mature planting
Large enclosed rear garden with a paved terrace and lawn
Established shrubs, flowering borders, and mature trees
Secure outdoor space ideal for families and entertaining
Unrestricted on-street parking on Moira Terrace and surrounding streets

Peaceful Craigentenny setting



26 Moira Terrace

Welcoming

entrance hall and stairway



A vestibule opens into a welcoming hall, where light neutral décor, wood-toned flooring, and high ceilings establish the home's sense of space. Decorative cornicing and an attractive carpeted stairway enhance the period character.



Refined reception rooms



for relaxing and entertaining

At the front of the home, the bay-fronted living room is an elegant and exceptionally bright space for relaxation, enhanced by intricate cornicing, a high ceiling, and a wide outlook over the front garden. Built-in cabinetry frames a feature fireplace.





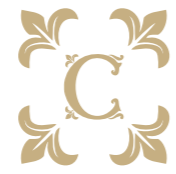
Spacious

rear family room with fireplace and open access to the dining room

To the rear, the generous family room provides a more informal living and entertaining space, with a feature fireplace and an open archway to the adjoining dining room. Large glazed doors and a high transom window flood the dining room with natural light and create a sociable setting for family meals.







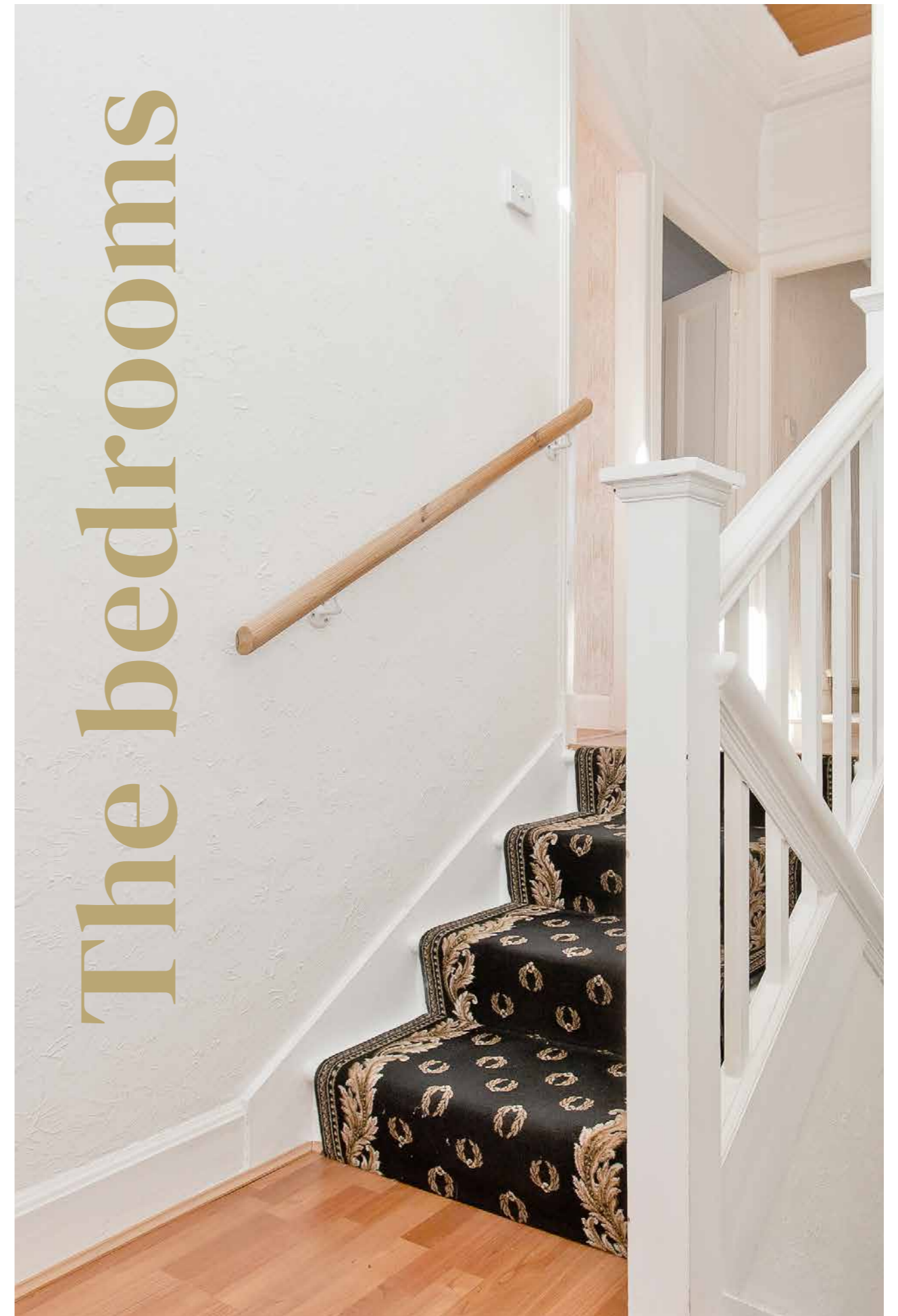
The generous kitchen

with a pleasant garden outlook

The kitchen is fitted with oak-toned cabinetry, generous worktop space, and tiled splashbacks with decorative detailing. A large window frames a pleasant outlook over the rear garden, whilst integrated storage maximises practicality. Appliances include an integrated fridge-freezer and a freestanding cooker and washing machine.



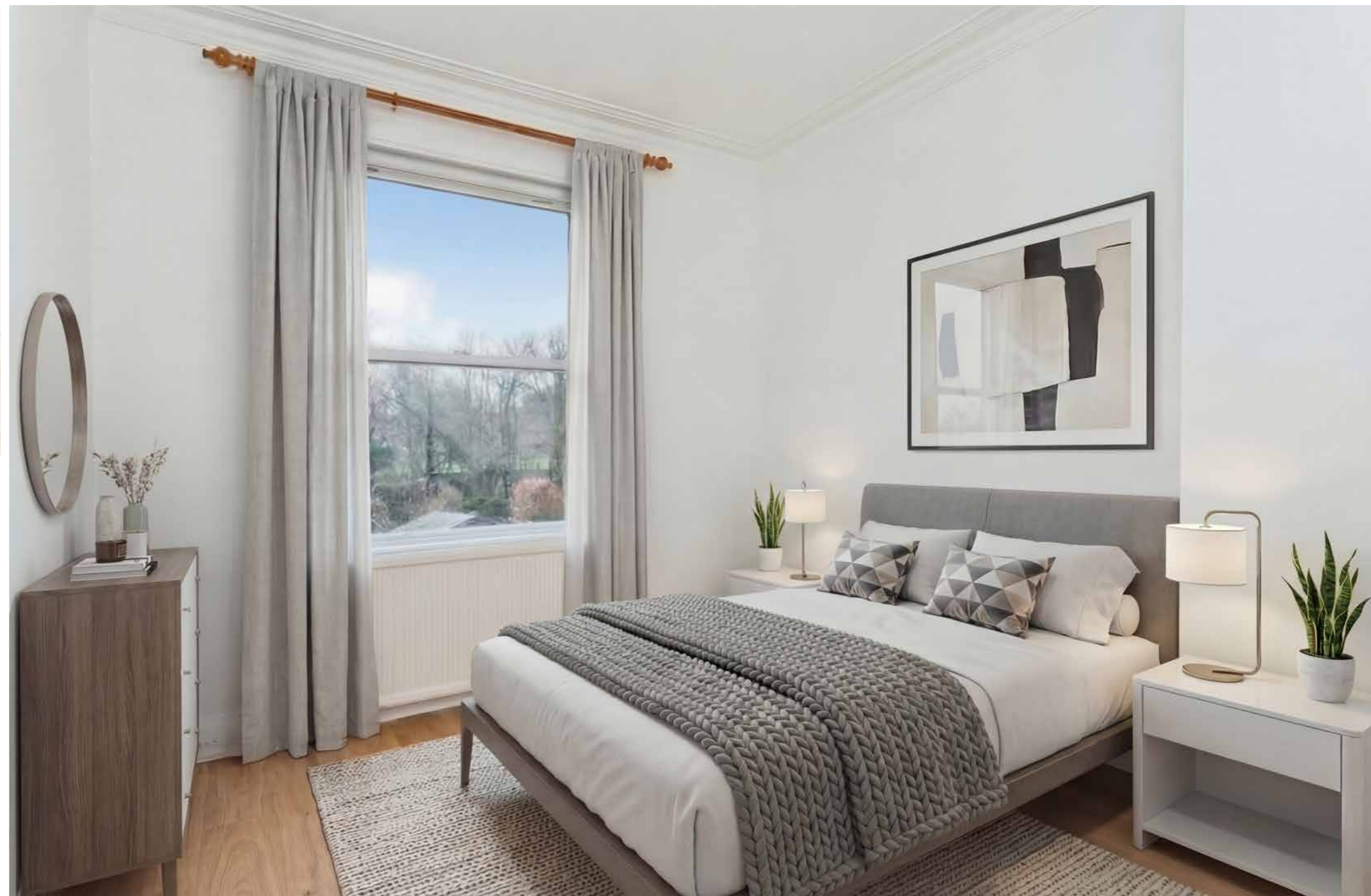




The bedrooms



Accommodation for
Family and guests



The principal bedroom is a particularly spacious and elegant double, enjoying a peaceful rear-facing position and generous proportions for freestanding furniture. Soft neutral décor and fitted carpeting enhance the restful atmosphere.

Two further bedrooms provide excellent flexibility for family living, guests, or home working. Bedroom two is another generous double with a pleasant outlook and ample floorspace, whilst the third bedroom would be equally suited to use as a child's room, nursery, or study.

A stylish family bathroom

Serving the home is a bright first-floor bathroom finished in crisp white tiling with contrasting dark flooring. It incorporates a WC-suite, a vanity unit with storage, a chrome towel radiator, and a bath with an overhead shower and glazed screen.

The bathroom

A photograph of a rear garden. On the left, a tall wooden fence runs along the edge. In the center, a small dark shed is partially visible behind a large bush of pink flowers. The garden is filled with large, dense bushes of white and cream-colored flowers. The ground is covered in green grass. The sky is blue with some white clouds.

Generous

rear garden



To the front, the home is framed by a neat lawn and mature planting, creating an attractive approach. To the rear, the enclosed garden offers a wonderful family-friendly outdoor space with a large paved terrace for outdoor dining, a well-kept lawn, mature shrubs, flowering borders, and established trees. The

secure setting provides excellent privacy and ample room for children to play or for keen gardeners to enjoy. Unrestricted on-street parking is available on Moira Terrace and the surrounding streets.





Craigentinny



Lying north-east of Edinburgh, the suburb of Craigentinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront.

The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

SCHOOLS

State Schools: Craigentinny Primary School, St Ninian's RC Primary School, Leith Academy, Portobello High School, Holy Rood RC High School
Independent Schools: Exceptional range of independent schooling available across the city

CULTURE

Portobello Town Hall events, Porty Festival, city centre cultural attractions

SHOPPING

Local independent shops in Portobello, Meadowbank Shopping Park, Fort Kinnaird Retail Park and large supermarkets nearby

#1

A DESIRABLE RESIDENTIAL LOCATION CLOSE TO THE CITY CENTRE AND ITS SCENIC COASTLINE

LOCATION



Just over two miles from the heart of the capital

TRANSPORT



Bus – 15, 21, 26, 45, N26

Tram Stop – Picardy Place (2.0 miles)

Train Station – Waverley (2.2 miles)

Airport – Edinburgh International (10 miles)



SPORTS

Meadowbank Sports Centre, Craigentinny Bowling Club, Craigentinny Golf Club, Portobello Swim Centre

PARKS

Holyrood Park and Arthur's Seat, Leith Links, Figgate Park, Portobello beach

FOOD & DRINK

Diverse range of cafés, wine bars, coffee houses, traditional pubs, and restaurants in nearby Portobello and Meadowbank



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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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— *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

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