



No. 18
The Stables



— 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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A country estate lifestyle



No. 18 The Stables forms part of a courtyard conversion, an imaginative reworking of the original stable block of Whitehill House, one of Scotland's most significant country houses, holding an A-listing (Grade I).

The Stables

Set within the impressive
Whitehill House Country Estate



"...No. 18 itself is an elegant and notably spacious main-door apartment, extending to approximately 1,740 square feet and arranged entirely across the ground floor..."



Property Name

No. 18, The Stables

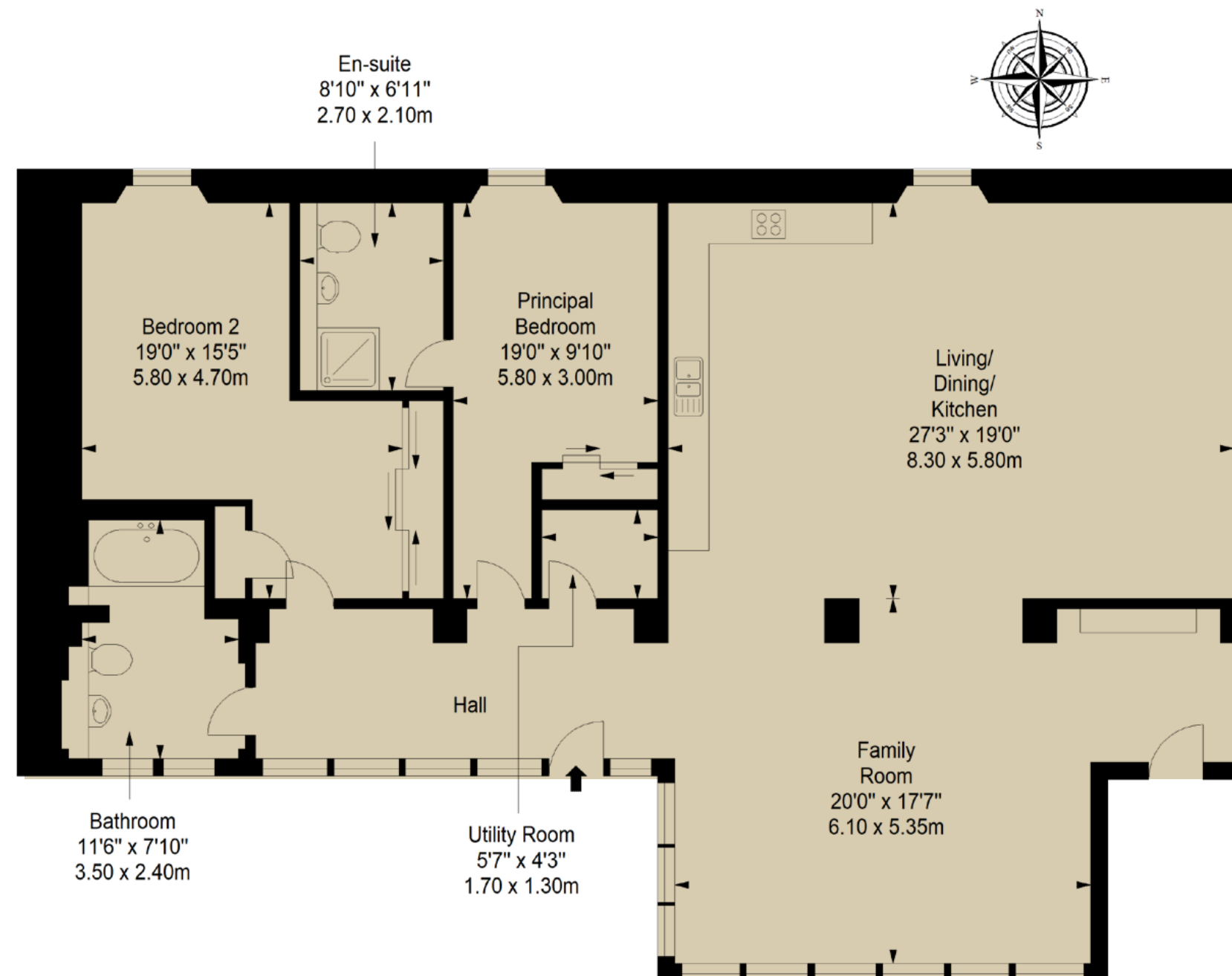
Location

Whitehill House Country Estate, EH24 9EG

Approximate total area:

161.7 sq. metres (1740.6 sq. feet)

 - Ground Floor





GENERAL FEATURES

Impressive main-door, ground-floor apartment
Extending to approximately 1,740 sq ft / 161 sq m
Part of a carefully restored architectural development
Gated courtyard setting with delightful rear views
Sensitive blend of period features and modern interiors
Gas central heating, Sash windows and modern glazed extension
Access to vast communal garden grounds
Home Report value - £450,000 | EPC rating - B

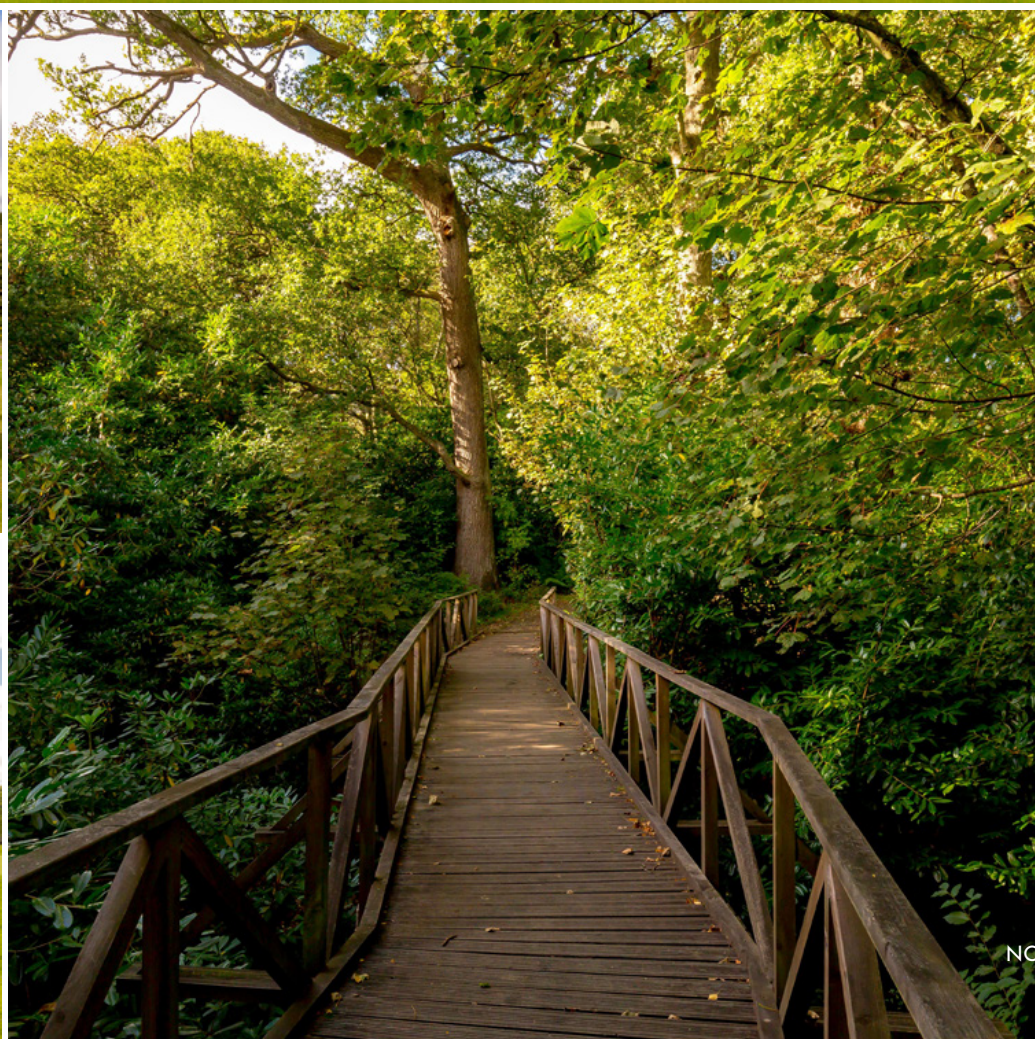
ACCOMMODATION FEATURES

Covered entrance porch to front door
Wide and welcoming reception hallway
Sunny sitting room overlooking the courtyard
Expansive open-plan kitchen, dining and living room
Contemporary kitchen with integrated appliances
Discreet and separate utility room
Two generous double bedrooms with built-in storage
Modern bathroom and separate en-suite shower room

WHITEHILL HOUSE COUNTRY ESTATE

Golf course designed by acclaimed John Chilver Stainer (20-hole par-70 course)
Golf clubhouse and café with a relaxed atmosphere, offering light meals
Tennis court with a fully enclosed hard surface
Communal garden grounds including mature woodland, open grassland, walkways and tranquil ponds
Walks ideal for nature and wildlife lovers without leaving the estate
Estate fees of £950 per annum is payable and include two golf club memberships, maintenance and use

Here, heritage and lifestyle are seamlessly intertwined, with residents enjoying access to exceptional amenities including a private golf course, tennis court, clubhouse and café, all set within expansive communal grounds where winding paths lead through mature woodland, open grassland and around tranquil ponds. Despite its peaceful countryside setting, the estate lies within easy reach of the city centre, approximately a 30-minute drive away.





The original stable buildings have been carefully restored

No. 18 itself is an elegant and notably spacious main-door apartment, extending to approximately 1,740 square feet and arranged entirely across the ground floor. Bathed in natural light from its south-facing orientation, this unique home offers two substantial reception rooms, a fully integrated contemporary kitchen complemented by a separate utility room, as well as two well-proportioned double bedrooms served by two modern bathrooms. Further benefits include private parking and access to the estate's outstanding amenities.

A gated entrance leads into the central courtyard, where the original stable buildings have been carefully restored to form a collection of distinctive homes. No. 18 is accessed via its own main door, set beneath a covered entrance porch, creating a defined and welcoming arrival. The ground-floor home combines the practicality of single-level living with the spatial quality of a much larger property.





Welcome inside

The front door opens into a large, welcoming reception hallway, bathed in warm light and giving access to all of the accommodation. The hallway itself is notably wide, with natural light and a pleasant outlook towards the courtyard. It presents an opportunity for a discreet home-working area or study space without interrupting the overall flow of the apartment.



The sunny

sitting room



*"Overlooking
the courtyard"*

The sitting room enjoys a sunny south-facing aspect overlooking the courtyard. With floor-to-ceiling glazing and a semi-open-plan layout, this versatile space is ideal for formal entertaining or simply a perfect place to soak up the sun.





An impressive open-plan kitchen, living and dining room

To the rear, the apartment opens into a particularly impressive open-plan kitchen, dining and living space, forming the central heart of the home. Generous in scale, with rear views over the landscape, the room allows for clear zoning between cooking, dining and relaxation, creating a truly sociable atmosphere. The proportions offer significant flexibility in how the space is arranged, making it well suited to both everyday living and entertaining.

The kitchen sits neatly within the open-plan arrangement, designed with a clean, contemporary aesthetic that complements the scale of the room. Handleless cabinetry creates a streamlined appearance, finished in a refined two-tone palette combining warm wood-effect units with smooth, lighter-toned fronts. Quality integrated appliances are thoughtfully incorporated, including a gas hob, oven, fridge freezer and dishwasher, allowing the kitchen to remain visually uncluttered. Its open positioning ensures the kitchen remains fully connected to the dining and living areas, making it ideal for both everyday use and sociable occasions. Supplementing the kitchen is a separate utility room providing dedicated laundry facilities and additional storage, helping to maintain the clean and uncluttered lines of the kitchen and reception rooms.



Double bedrooms

with lovely views

The apartment offers two substantial double bedrooms, both thoughtfully arranged with built-in storage. Both bedrooms are positioned to the rear and enjoy lovely open views across the landscape.

The principal bedroom is served by a contemporary en-suite shower room, finished in a clean and modern style. The second bedroom is particularly generous in scale, offering a flexible footprint capable of accommodating a wide range of furniture arrangements, whether as a guest room, secondary bedroom or additional living space if required.





"...The principal bedroom is served by a contemporary en-suite shower room, finished in a clean and modern style..."



The bathrooms

The en-suite shower room is sleek and contemporary, with a walk-in enclosure and simple, refined fittings. The family bathroom is equally well presented and particularly generous in size, comprising a bath with shower over, wall-hung basin and WC, finished in a neutral palette that complements the wider apartment.

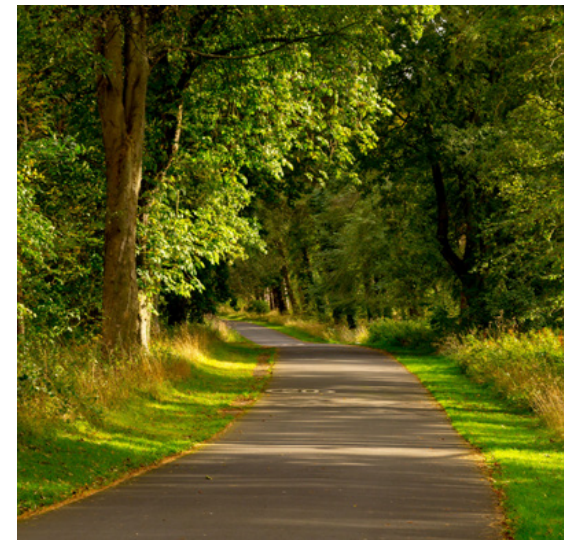
Centred around the historic Whitehill House and its former stable block, the estate has been carefully developed to balance heritage with modern living, culminating in a distinct and highly appealing lifestyle







Residents of The Stables benefit from private parking for up to two vehicles, as well as access to landscaped grounds, woodland walks, ponds, a tennis court, and the estate's own golf course and clubhouse



EDINBURGH
City Centre



DISTANCE
15 miles / 24 km
.....
DRIVING TIME
25-30 minutes

○ Dalkeith

A7

○ Bonnyrigg



ROSEWELL

MIDLOTHIAN

WHITEHILL HOUSE
COUNTRY ESTATE

Rosewell, Midlothian

— *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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— *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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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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