

DEAN HOUSE

FERRY ROAD, NORTH QUEENSFERRY, KY11 1HW

Truly unique four-bedroom modern detached villa on the North Queensferry shore, characterised by an elegant blend of period and contemporary design, exceptional craftsmanship and breathtaking views across the Forth Estuary.



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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.

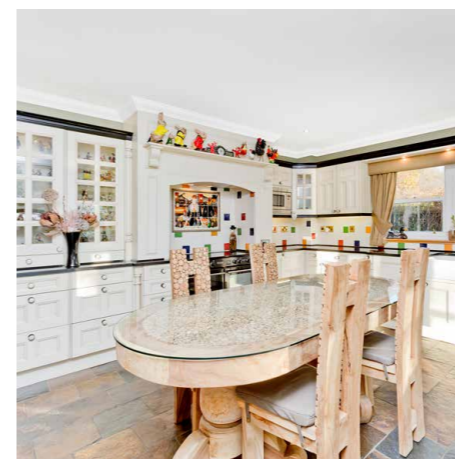
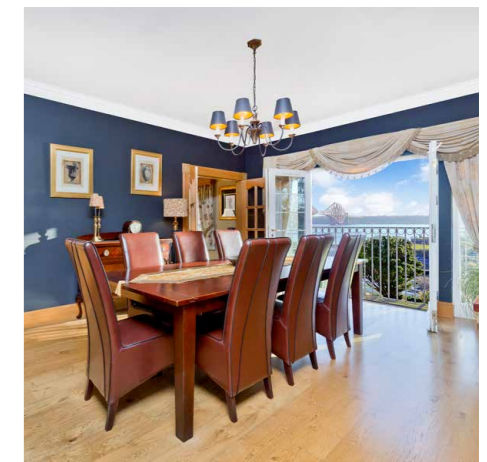
CONTENTS



ACROSS THREE
FLOORS

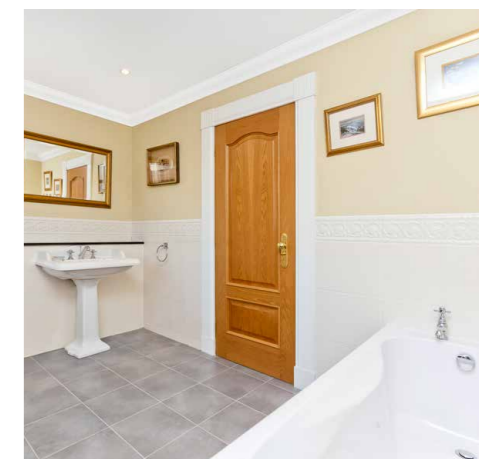
{ OVER 4000
SQUARE FEET }

*Architect-designed villa
blends effortlessly into its
historic surroundings*



{ SITUATED
ON THE
FORESHORE }

*overlooking a triple
SSI and World
Heritage Site*

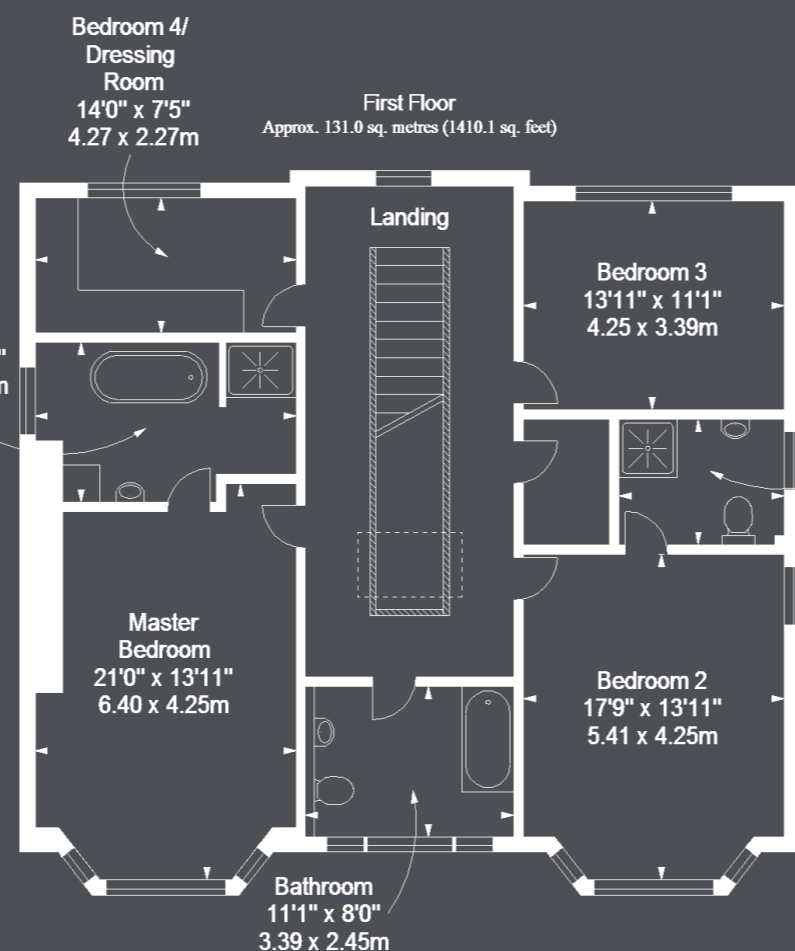
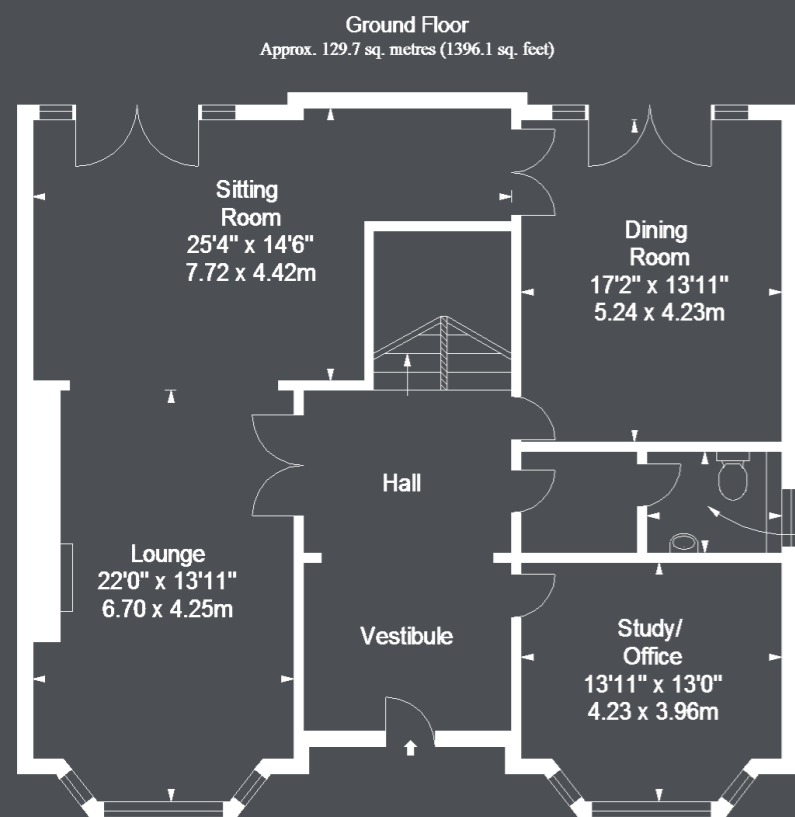
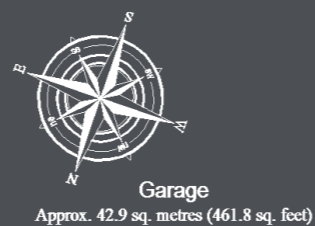
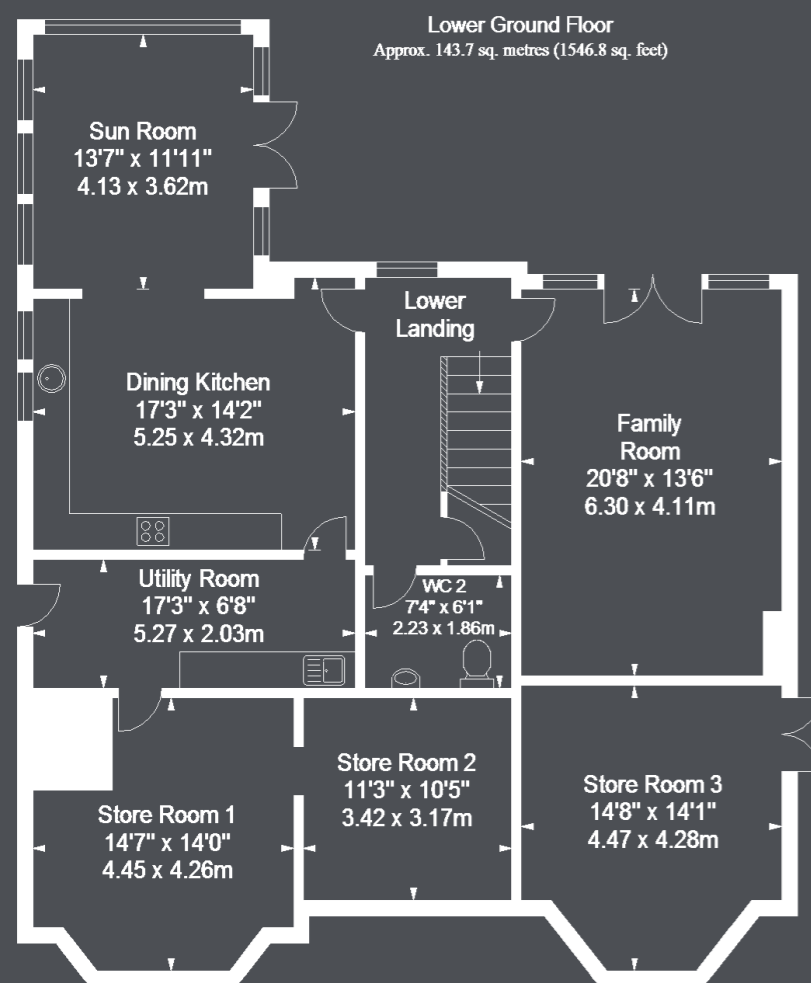


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THE GARDENS - The walled, south-facing rear garden has been beautifully landscaped to include a sunny patio, a manicured lawn and a fabulous decked seating area with endless, panoramic views across the Forth.

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NORTH QUEENSFERRY - Established along the rocky northern shoreline of the Firth of Forth, North Queensferry has been shaped by its long history as a ferry port, a granite quarry and now an increasingly popular commuter location, just ten miles from the capital.



Total area: approx. 447.3 sq. metres (4814.9 sq. feet)

HR VALUE £850,000

VIEWING ARRANGEMENTS - BY APPOINTMENT TELEPHONE CULLERTON'S ON 0131 225 5007

EPC RATING - C

- Architect-designed detached villa
- Vestibule and hall with cloakroom/WC
- Luxurious, bespoke dining kitchen
- Four magnificent reception rooms
- Spectacular triple-aspect sunroom
- Traditional oak-panelled study/office
- Master bedroom with four-piece en-suite
- Two double bedrooms (one en-suite)
- South-facing single bedroom/dressing room
- Immaculate three-piece family bathroom
- Utility room & three store rooms
- South-facing garden with panoramic views
- Two garages/workshops and extensive parking
- Gas underfloor heating and double glazing



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REATH TAKING VIEWS ACROSS THE FORTH ESTUARY

Situated on the foreshore, overlooking a triple SSI and World Heritage Site is this four-bedroom modern detached villa offers a unique family home that is truly befitting of its unrivalled location. Arranged across three levels and over 4000 square feet, the architect-designed villa blends effortlessly into its historic surroundings, and has been finished to an exacting standard throughout using only the finest materials and craftsmanship.



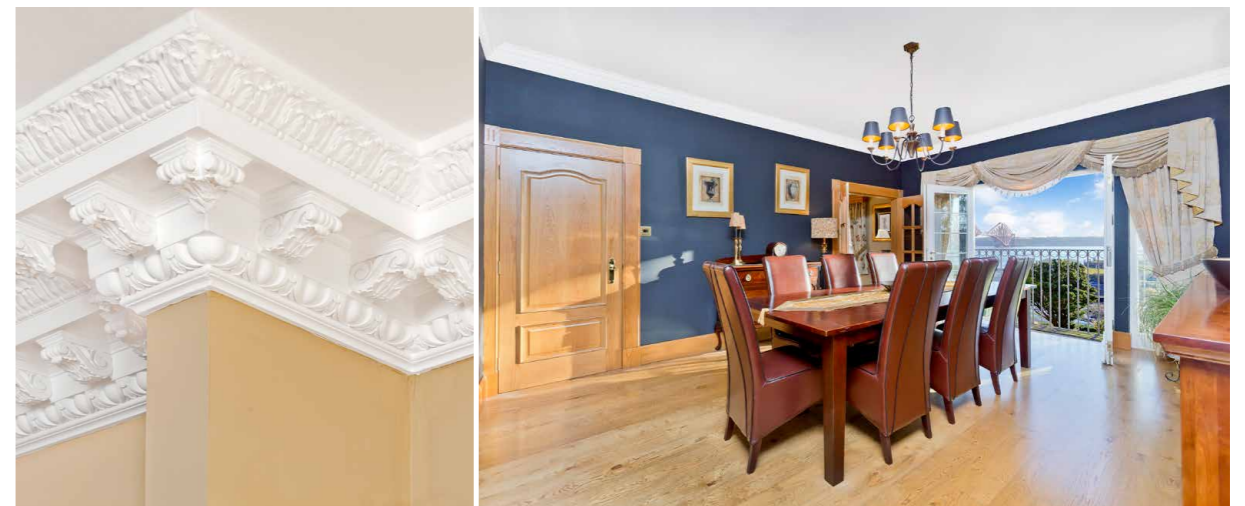
STRIKING FIRST IMPRESSION

Nestled within a walled courtyard, the handsome front door opens into the breathtaking entrance vestibule and hall, whose chequerboard floor and handcrafted oak staircase make a striking first impression.



A FABULOUS SEMI-OPEN-PLAN ENTERTAINING SPACE

Designed as a fabulous semi-open-plan entertaining space that takes full advantage of the favourable southerly aspect, the ground floor boasts an inviting lounge with a classic French-style marble fireplace, plus a delightful sitting room and an elegant dining room, both of which feature a south-facing Juliet balcony. Downstairs, the lower ground floor is a quintessential modern family hub with a wealth of flexible space and equally impressive southerly views.





THE HEART OF THE HOME



At the heart of the home, the bespoke dining kitchen is lined with an array of hand-painted cabinetry framed by glossy granite worktops, and is replete with a full range of premium appliances. The central dining area is perfect for busy family meals or informal entertaining, while the triple-aspect sunroom adjacent enjoys a steady stream of sunlight all day long, not to mention spectacular views.





SPECTACULAR VIEWS

Across the hall, the spacious yet cosy family room is ideal for relaxed movie or games nights, and boasts south-facing patio doors onto the rear garden. Completing the lower ground floor are a convenient WC, a practical utility room and three large storerooms.



BRIGHT AND AIRY GALLERY LANDING ACCOMMODATES A LAVISH MASTER BEDROOM

With a four-piece en-suite bathroom



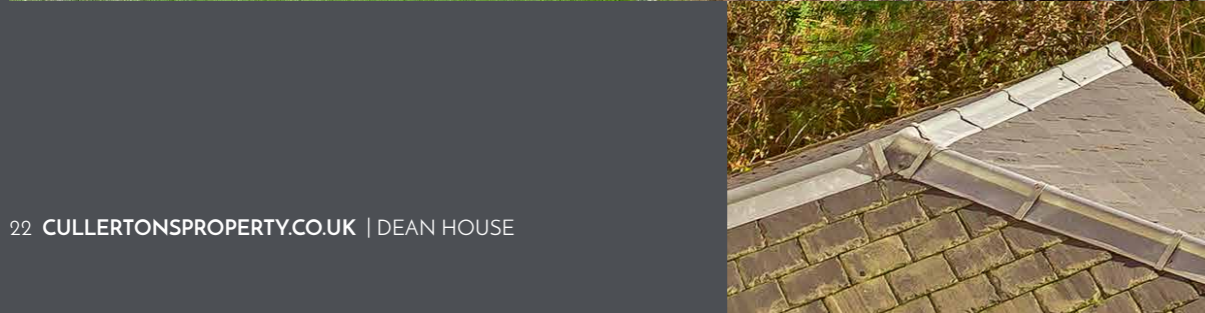
Continuing upstairs onto the first floor, the exceptionally bright and airy gallery landing accommodates a lavish master bedroom with a four-piece en-suite bathroom; two further double bedrooms (one en-suite); a single bedroom/dressing room with substantial fitted storage; and the pristine three-piece family bathroom. Gas underfloor heating throughout and high-performance double glazing ensure outstanding comfort and efficiency all year round.

The walled, south-facing rear garden has been beautifully landscaped to include a sunny patio, a manicured lawn and a fabulous decked seating area with endless, panoramic views across the Forth. The former coach house to the front now accommodates a double garage and a single garage (both with electricity and water), with further parking for at least four vehicles within the secure courtyard.



THE GARDENS

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SCHOOLS

State Schools: North Queensferry Primary School, Inverkeithing High School

Independent Schools: A range of nearby schools in Edinburgh and Fife

TRANSPORT

Train Station – North Queensferry (0.5 miles)

Bus – 7D, 89, 89A, IK11, SC8

Airport – Edinburgh International (11 miles)

CULTURE

North Queensferry Community Centre: Library, Exhibitions, Arts & Crafts, Toddler & Youth Groups, Dance and Pilates, Dog training, Halls

#1

THE SUNDAY TIMES' BEST PLACES TO LIVE IN SCOTLAND 2016

LOCATION

{ SHORELINE & CONSERVATION AREA }

NATURE AND LOCATION

UNESCO Forth Road Rail Bridge, Forth Estuary, Unspoilt coastal walks and cycling routes

SHOPPING

Extensive range of amenities in neighbouring Inverkeithing, Edinburgh's world-class shopping only a short journey away

FOOD & DRINK

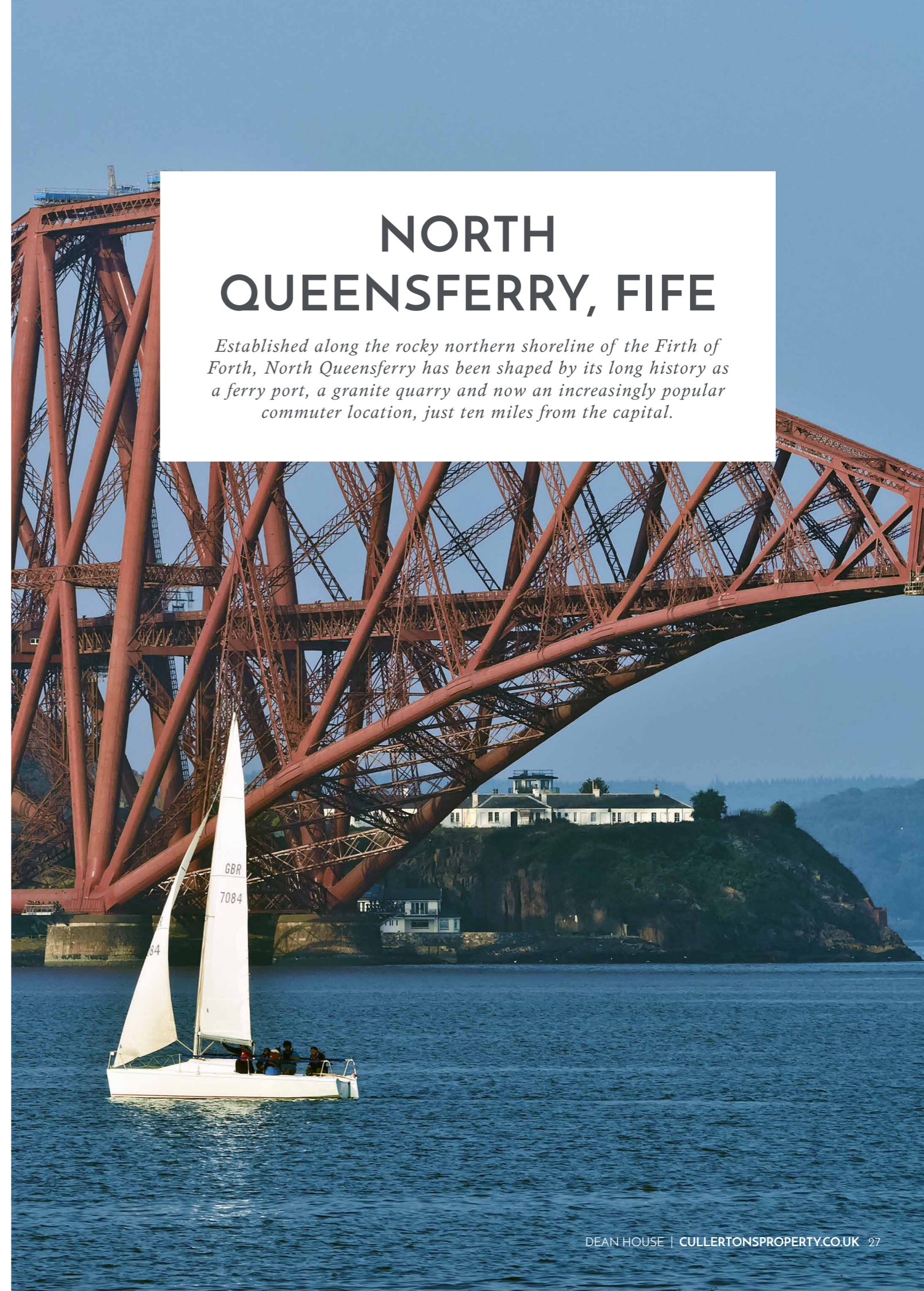
Award-winning Wee Restaurant & Traditional Hotels & Café and Delis

SPORTS

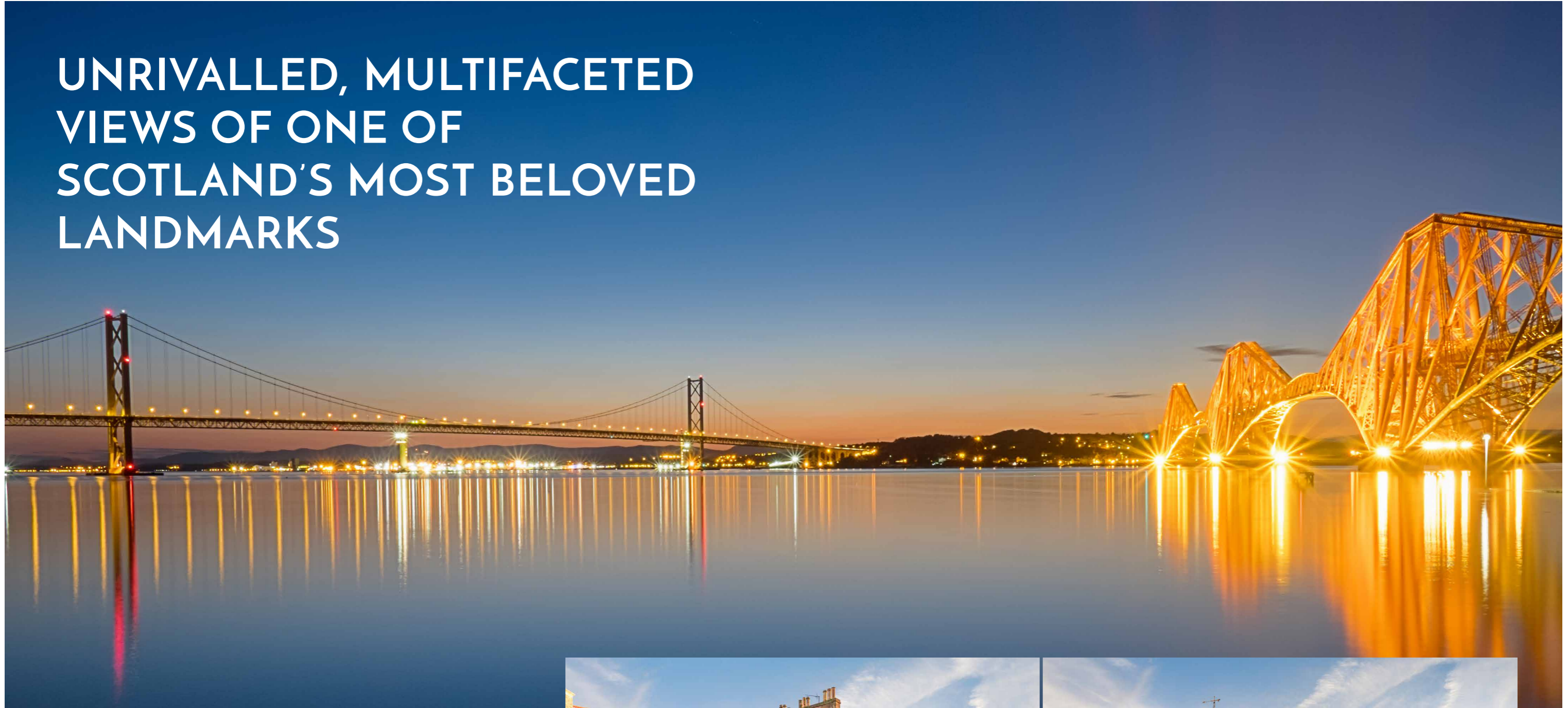
North Queensferry Boat Club; Port Edgar Yacht Club & Watersports for sailing, sea kayaking, powerboating and canoeing; Stewarton Polo Club, Fife Southern Rugby Club

NORTH QUEENSFERRY, FIFE

Established along the rocky northern shoreline of the Firth of Forth, North Queensferry has been shaped by its long history as a ferry port, a granite quarry and now an increasingly popular commuter location, just ten miles from the capital.



UNRIVALLED, MULTIFACETED VIEWS OF ONE OF SCOTLAND'S MOST BELOVED LANDMARKS



The quaint conservation village offers unrivalled, multifaceted views of one of Scotland's most beloved landmarks and UNESCO World Heritage Site: the iconic Forth Bridge. Listed among The Sunday Times' Best Places to Live in Scotland 2016, the village boasts a local shop for everyday essentials, as well as a traditional hotel and a choice of eateries, including the award-winning Wee Restaurant. These are supplemented by extensive amenities in neighbouring Inverkeithing, which is connected to the village by rail. Owing to its enviable setting right on the Forth Estuary, North Queensferry offers a wealth of coastal walks and cycling routes, not forgetting the abundance of sailing and water sports activities. Nursery and primary schooling is provided locally at North Queensferry Primary School, followed by secondary education at Inverkeithing High School, with a choice of independent schools in Edinburgh and throughout Fife. North Queensferry is a swift thirty-minute road or rail journey from Edinburgh, and also benefits from convenient access to the M90 and M8/M9 motorway network.





MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

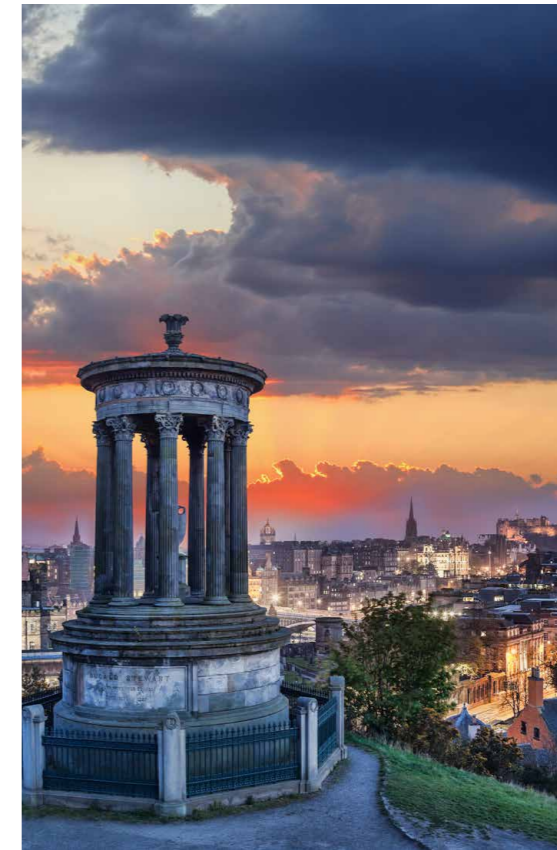
Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, 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.



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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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.