



27 CATELBOCK CLOSE
Kirkliston, EH29 9FF

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A stylishly presented home, providing exceptionally well-appointed living accommodation, occupying an enviable corner plot, on the edge of an executive development of CALA homes.

Set on the periphery of the Conservation village of Kirkliston, 27 Catelbock Close is conveniently positioned for ease of access into Edinburgh City Centre and the Capital's airport.

Accommodation

Entrance Vestibule, Hall, Sitting Room, open-plan Living/Dining Room and Kitchen, Cloakroom with WC, and Utility Room.

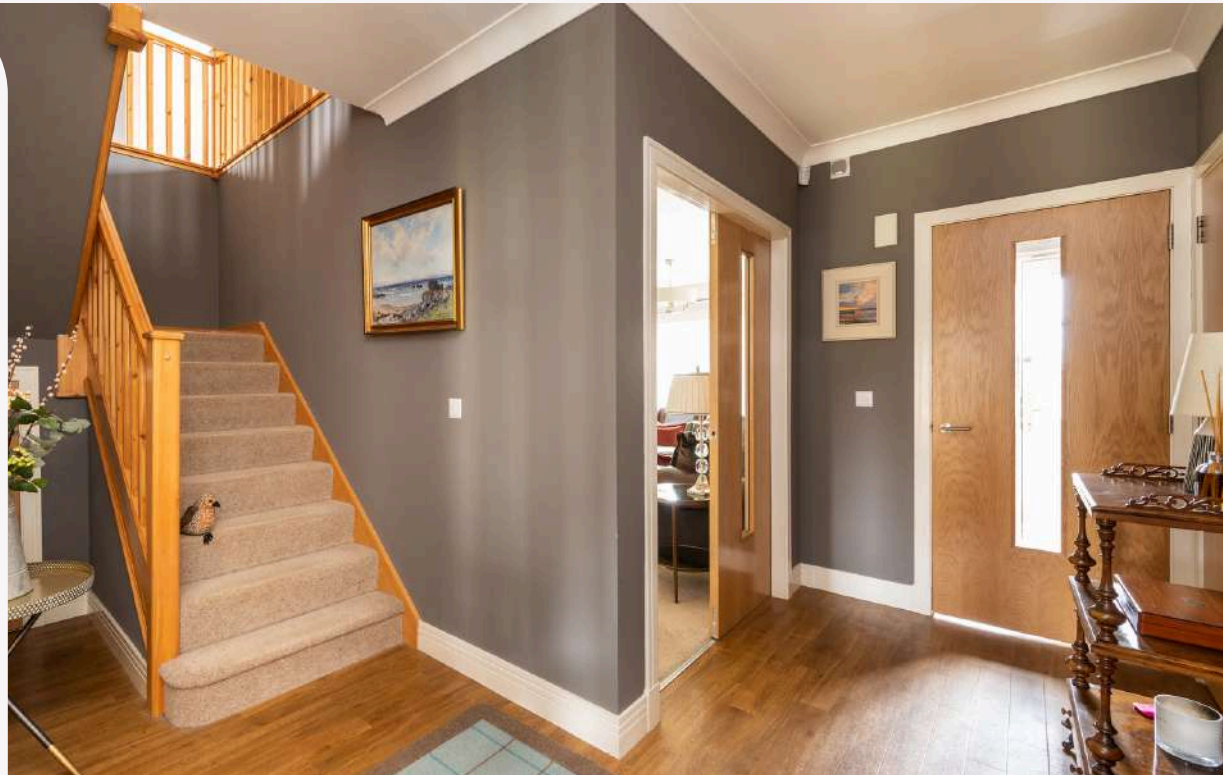
Landing, Principal Bedroom Suite with Shower Room, Double Bedroom with en suite Shower Room, three further Double Bedrooms, and Family Bathroom.

Integral Double Garage.

Paved private driveway with space for 2 or 3 vehicles.

Spacious plot bounding the house on all sides, including an enclosed and professionally landscaped garden to the rear, which is predominantly South facing with areas benefitting from easterly and westerly aspects. It features a lawn trimmed by well-stocked borders, as well as a generous flagstone patio terrace, a timeless Summer House, and a decked terrace - all thoughtfully positioned to allow for indulgence in the sun, at different times of the day.

*Edinburgh City Centre 9 miles (14 km); Edinburgh Airport 4 miles (6 km); Linlithgow 9 miles (14 km); Stirling 27 miles (44 km); Glasgow City Centre 40 miles (65 km).
(All distances are approximate).*





Situation

27 Catelbock Close is a high calibre home within an executive CALA development, on the edge of the Conservation village of Kirkliston.

Kirkliston is a vibrant village dating from the 12th Century and offers a variety of local shops, a Sports Centre, Library and Health Centre. The village has a Primary School and Secondary Schooling is provided in nearby South Queensferry, which also has a supermarket, an eclectic mix of independent shops, cafes, bars and restaurants.

The village is enviably positioned for transport links, being a short distance from the A90 into Edinburgh, the M9, the M8 and within 5 miles of the Queensferry Crossing. As such, this rural pocket has earned enduring popularity with commuters to the Capital and to Central Scotland's other principal cities, particularly Stirling and Glasgow. There is a Railway Station at nearby Dalmeny (circa 4.5 miles), which offers an excellent service to Edinburgh and the city's Airport is also close at hand, with a broad range of Domestic and International flights.

Edinburgh offers the full range of retail, leisure and cultural attractions which you would expect of a cosmopolitan city, as well as a wide range of highly-regarded independent schools.





General Description

Completed circa 2011 by Cala Homes, 27 Catelbock Close is a handsomely proportioned, detached home, which has been tailored with quality fixtures and tasteful finishes, to offer a particularly high calibre of contemporary accommodation.

Its well-coordinated interior has been curated with an eye for design and detail, with quality Amtico oak effect flooring, luxury accent wallpaper from Harlequin and Laura Ashley, and wall paints in neutral and muted shades, as well as a statement wood burning stove. The elevated specification also includes additional LED downlighting and timeless coving, as well as a resin coated garage floor.

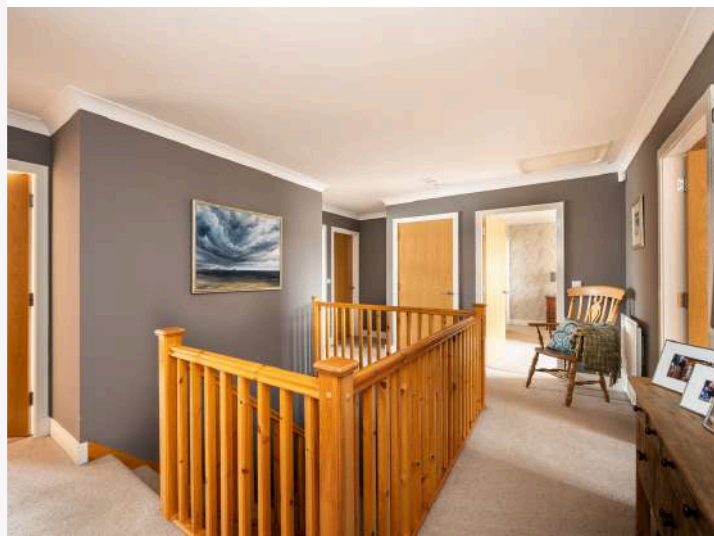
Notably, the home encapsulates the free flowing and sociable living space so coveted by modern households, with an open-plan living/dining room and kitchen, showcasing patio doors out to the South-facing rear garden.

Set beneath a tiled roof, the façade of the house is finished with harled render and animated by stone detailing. The garden to the front of the house provides an attractive approach, featuring a manicured lawn with colourful beech hedging to one side and a smart block-paved driveway, which provides car-parking for two-or-three vehicles and leads up to the integral double garage.

Beyond the threshold, there is a traditional entrance vestibule, with a door inviting into the main hall.

The very well-proportioned hall impresses a sense of arrival, with two sets of double doors into the principal reception rooms enhancing the sense of space. It is finished with Amtico oak effect flooring, which extends into the adjoining open-plan living/dining room in a sweep of synchronous design, and features the timeless staircase to the first floor, complete with classic timber balustrade.

The sitting room is an atmospheric and immaculately presented reception space, set around a delightful living flame gas fireplace set within a handsome, blonde stone chimneypiece. The room is decorated with a neutral carpet and is dual-aspect, with both a tripartite window over the front of the property and a smaller window to one side.





Ideal for both effortless and relaxed day-to-day living and entertaining larger parties, when occasion demands, the exceptional open-plan living/dining room and kitchen extends to approximately 31 ft. and provides ample room for a full, formal dining table and a lounge suite. The sitting area is lent charm and character via a striking wood burning stove and showcases a set of South East facing glazed patio doors out to the private garden, which invite alfresco living.

The contemporary kitchen itself features a wealth of wall and floor units, accented by textured, timber effect worksurfaces and margins. The units incorporate a stylish peninsula island with a breakfast bar, for sociable informal and offer ergonomic culinary storage. They are also well-equipped with a comprehensive range of integrated appliances including a Siemens 5-ring gas hob set beneath an overhanging extractor unit; a Siemens dishwasher; two NEFF ovens; and a discrete fridge/freezer. The kitchen also has a one and a half basin sink and draining board positioned beneath a window overlooking the garden.

Lending the property to the rigmarole of day-to-day living, 27 Catelbock Close is appointed with a volume of storage rarely found in new build homes. Copious storage is provided by: a pair of deep walk-in cupboards off the main hall; an understairs cupboard, currently utilised as a wine cellar; two shelved cupboards off the landing (one used for linen); and integral wardrobes in each of the five double bedrooms. There is also a practical utility room off the kitchen, which serves as a secondary entrance into the house, with an exterior door providing access from the timber decked terrace to the side of the house, as well as a door interconnecting it with the garage. The utility room has a worksurface with a further sink and draining board, a Hotpoint washing machine, a Hotpoint tumble dryer, and an inbuilt cupboard housing the hot water cylinder.

There is also a smartly decorated WC positioned off the hall, which is complete with a wash hand basin and classic shutter blinds.

On the first floor, the staircase rises to a spacious, carpeted landing, off which there is access to the property's five comfortable double bedrooms and a family bathroom. There is also a loft hatch.



The principal bedroom suite is particularly spacious and well-appointed, with wardrobes fitted into two of the walls and an adjoining shower room with a large cubicle, a heated towel rail, timeless tiling, and a vanity unit incorporating twin wash hand basins, a mirror with recessed downlights, cabinets, and a WC with a hidden cistern.

There is a second en suite double bedroom, which also has a well-presented shower room, complete with a shower, a wash hand basin, a heated towel rail, and a WC.

The family bathroom has been finished to a similarly high standard and features a similar vanity unit with a single wash hand basin and a WC. It has both a bathtub, with a handheld shower attachment, and a separate shower, as well as a heated towel rail.

The three-remaining double bedrooms share in the south-easterly aspect over the rear garden. One of the bedrooms is set up as a smart and spacious home office and has been fitted with bespoke fitted cabinetry, incorporating library shelving.

Exterior

The plot at 27 Catelbock Close is a noteworthy feature of the property, with its position as the cornerstone of residential enclave affording it an enviable sense of privacy.

Extending around the house on both sides, the mainstay of the garden is stretches across the rear of the house and is accessed from the driveway, via a pedestrian gate set within tall privacy fencing to one side.

The rear garden has been landscaped and planted professionally, to offer a balance of high amenity and low maintenance. Something of a secluded and sheltered idyll, it features a lawn, a perimeter border planted with shrubs and ornamental trees, and a variety of terraces - positioned to allow for indulgence in the sun as it moves through the day. These include a smart and spacious flagstone patio terrace, and a timber decked area. The south western corner of the garden showcases a high quality summerhouse which has glass panelled double doors onto the patio terrace. It is the optimal spot for year-round enjoyment of the garden and is serviced with electricity. The garden also has a garden shed and an area for discrete bin storage.

The integral double garage has an electric up-and-over door and the floor has been finished with a resin coating. It has room for a storage/workshop area and houses the Potterton gas boiler.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160. .

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH29 9FF.

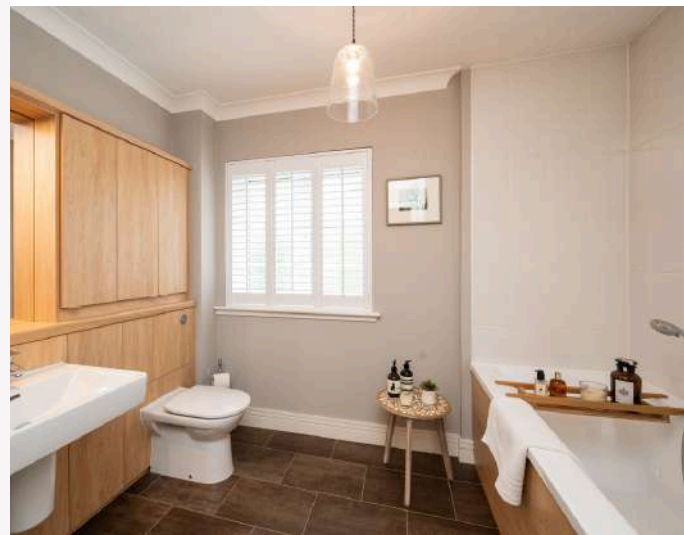
Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price, as well as the fitted shutters and the blinds in the kitchen/living room.

NB: The light fixtures, the workbench and shelving in the garage, and the wall-mounted cabinet in the dining area are not included within the sale.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.



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Services

Mains Water, Electricity, Gas, and Drainage.
Gas-fired Potterton Boiler provides heating and hot water.
Roof-mounted Solar PV Panels.

Burdens

Council Tax Band - G

EPC Rating Band

B

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.





Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

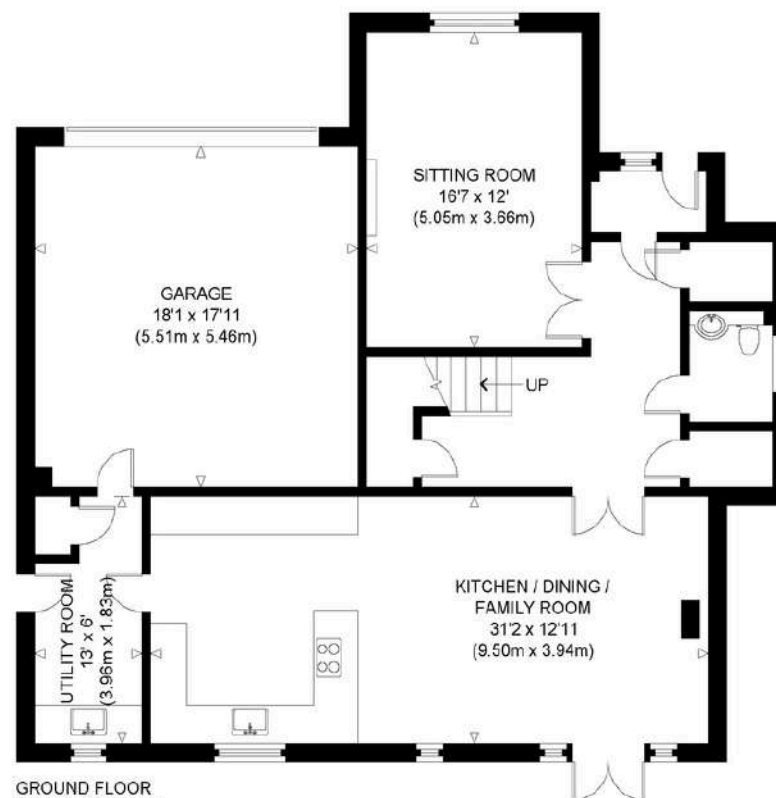
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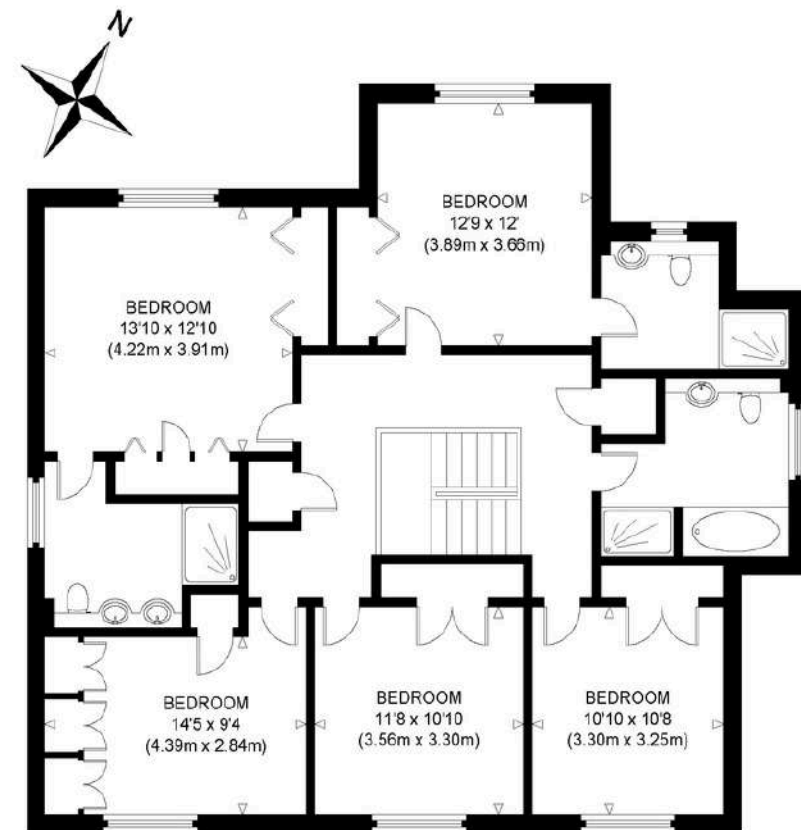
☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1292 SQ FT / 120.2 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1310 SQ FT / 121.8 SQ M

CATELBOCK CLOSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2602 SQ FT / 242.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.