



DRUMEARN

16 Hermitage Drive, Edinburgh, EH10 6BZ



7 BEDROOMS



4 LIVING SPACES



5 BATHROOMS



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Nº16



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Drumearn is a magnificent, fully refurbished Edwardian villa of exceptional scale and architectural distinction, extending to approximately 8,056 sq ft. Built in 1903 by the noted Edinburgh architects Sydney Mitchell & Wilson for Reverend Arthur Gordon, the house retains a wealth of period features, including carved stonework, decorative plaster ceilings, elegant fireplaces, and bay windows, while benefiting from a comprehensive modern refurbishment to an exacting standard throughout.

The property is set within circa one acre of landscaped gardens, enjoying direct access to the Hermitage of Braid and Blackford Hill Local Nature Reserve. The combination of historic elegance, modern luxury, and a rare "country house in the city" setting makes Drumearn one of south Edinburgh's most distinguished family homes. A detached double garage and ample driveway parking complete this exceptional property.





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ACCOMMODATION

The accommodation is arranged over three principal floors, offering a highly versatile layout:

GROUND FLOOR

- Reception hall with cloakroom and WC
- Elegant sitting room and formal dining room
- Exceptional open-plan family/kitchen/dining space with central island and pantry, opening to the gardens
- Games room and cinema room
- Utility/laundry room, boiler room, and additional service areas
- Guest bedroom suite (Bedroom 7) with adjacent bathroom





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ACCOMMODATION

FIRST FLOOR

- Principal suite with bedroom, dressing room, and luxurious en suite
- Two further substantial double bedrooms
- Additional guest bedroom with en suite
- Family bathroom and WC





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FLOOR PLANS

APPROX GROSS INTERNAL AREA

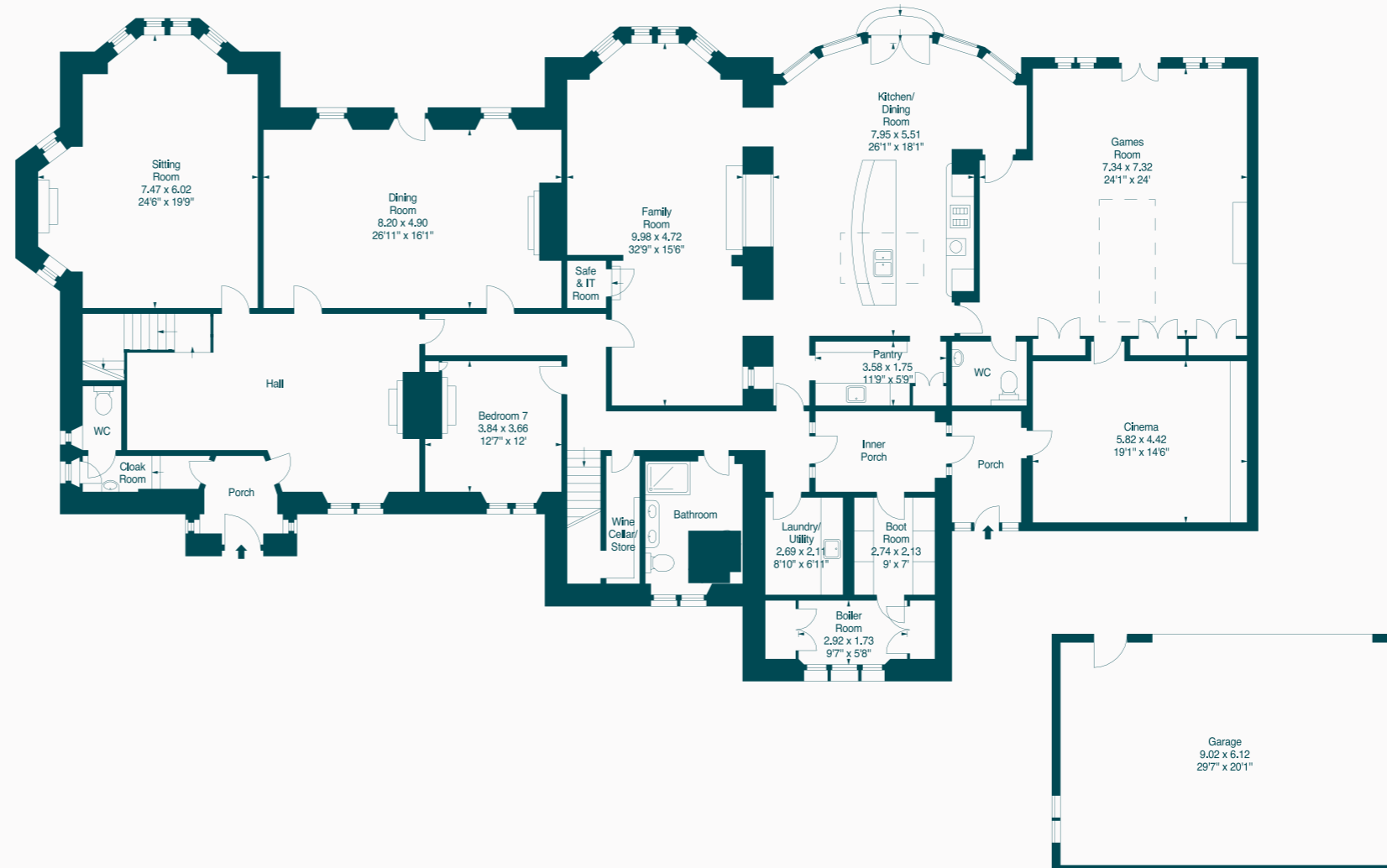
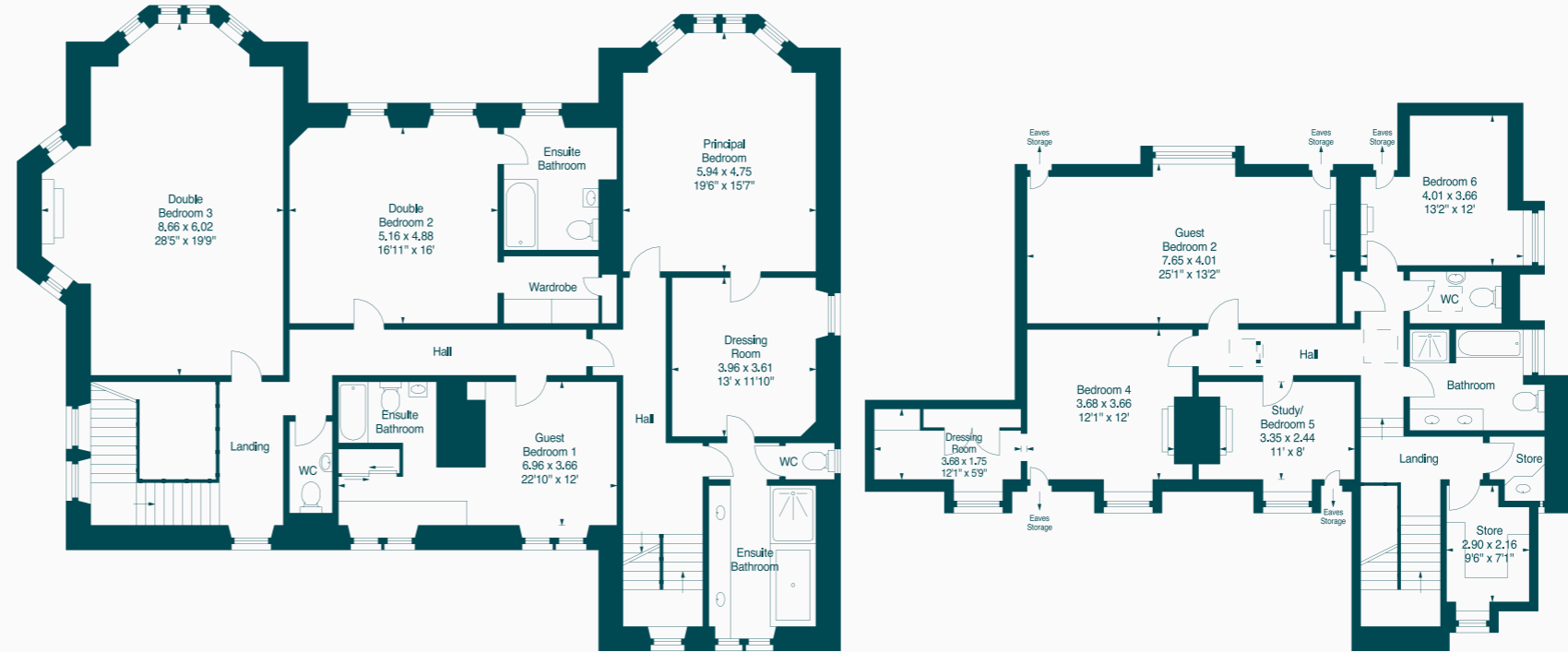
MAIN HOUSE

8065 ft² | 748.40 m²

GARAGE

590 ft² | 54.81 m²

For illustrative purposes only, Not to scale.



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ACCOMMODATION

SECOND FLOOR

- Four further bedrooms, including a guest suite
- Study / bedroom 5
- Bathroom and separate WC
- Extensive storage and ancillary space

This arrangement combines formal entertaining, family living, and leisure spaces, with every area finished to a high specification, blending historic character with contemporary comfort.



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LOCATION

Hermitage Drive is one of the most prestigious addresses in Morningside, a leafy and highly desirable south Edinburgh neighbourhood characterised by substantial villas, a strong sense of community, and excellent local amenities. Drumearn enjoys a particularly special setting, directly adjoining the Hermitage of Braid and Blackford Hill Local Nature Reserve, providing woodland walks, open green space, and panoramic city views. Nearby Bruntsfield enhances the area's offering with independent shops, cafés, restaurants, and everyday conveniences, while the city centre is easily accessible.

The property is exceptionally well placed for schooling, with prestigious state and private schools including:

- George Watson's College
- Merchiston Castle School
- George Heriot's School
- The Edinburgh Rudolf Steiner School

The area also benefits from excellent transport links via regular bus services and proximity to the Edinburgh City Bypass, providing swift access to the wider road network and Edinburgh Airport. Recreational opportunities are abundant, including Blackford Hill, The Meadows, golf courses, and fitness facilities.





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EPC RATING | BAND E
COUNCIL TAX | BAND H



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