



201 COLINTON ROAD

Edinburgh, Midlothian EH14 1BJ





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An elegant 5-bedroom Victorian Arts & Crafts villa within the desirable Craiglockhart area of Edinburgh, formerly utilised as a Holistic Wellbeing Centre with potential to convert back to a substantial private residence (subject to planning)

Edinburgh City Centre 2.5 miles, Slateford Station 0.5 miles, Colinton 1 mile, Morningside 1.5 miles, Bruntsfield 2 miles, Edinburgh Airport 6.5 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Hall, Drawing Room, Dining Room, Snug, Rear Hall, Open Plan Kitchen Area, Study, Reading Room, Studio and a Cloakroom with WC

First Floor: Galleried Landing with Loft Access, 5 Bedrooms, Shower Room with WC and a separate WC

Basement: External basement with access from the garden

Garden: Mature, enclosed gardens surround the property with gravel terraces and stretches of lawn together with tall mature trees and shrubs. Gravel driveway and patio to the front with parking for several cars.

Outbuildings: Garden pod/summerhouse and a garden shed

About 0.4 acres





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Situation

201 Colinton Road is within the affluent Craiglockhart area of Edinburgh; a residential suburb located around 2.5 miles southwest of the City Centre. The area features a striking mix of Victorian and Edwardian villas, detached bungalows and contemporary family homes, the majority with private gardens, creating a highly desirable residential neighbourhood in which to live.

Residents enjoy scenic walks around Craiglockhart Hill, local nature trails and the picturesque Water of Leith walkway, with the Union Canal providing a flat, traffic-free path for walking or cycling into the centre. The local area hosts the Craiglockhart Leisure and Tennis Centre, Meggetland Sports Complex and Boroughmuir Rugby Club, with Hillend Ski Centre only around 3 miles away by the City Bypass.

There are frequent bus services along Colinton Road directly to the city centre, with trains within walking distance at nearby Slateford Station offering convenient rail connections to both Edinburgh city centre and Glasgow. Drivers also have fast, direct access to the City Bypass - connecting to the airport and the central motorway network with ease.



The local Craiglockhart Primary School enjoys a very strong reputation within the community, with secondary schooling at the high-achieving Boroughmuir High School. In addition, there are several prominent independent schooling options to include George Watson's College and Merchiston Castle School which are both within easy reach.

Description

201 Colinton Road is an elegant late Victorian villa boasting beautiful period Arts & Crafts style interiors to include stunning stained-glass windows, elaborate cornicing, traditional fireplaces, a pitch pine staircase and attractive wall panelling. The house has been most recently utilised as a holistic wellbeing centre, incorporating a modern extension to the rear, however it could easily be converted back into a wonderful family home (subject to planning).

The original front door opens into a spacious entrance hall with a beautiful staircase ascending to the first floor with a stunning stained-glass window overlooking the drive. Attractive wood panelling adorns the walls with a fireplace situated to one side. On the right, a large dual aspect drawing room benefits from wooden floors, a traditional style gas fireplace and a large bay window overlooking the front garden with intricate stained-glass panels above. The dual aspect dining room adjacent boasts similar stained-glass windows with elaborate cornicing and a fireplace with arts and crafts tiles and a traditional oak mirrored surround. A further reception room could also be utilised as a snug or a playroom. A secondary entrance has been created from the drive to access the extended rear of the house directly, where a fabulous tree-like sculpture elevates the covered entrance above the patio area. The rear door, within a fantastic floor-to-ceiling window, leads into the secondary entrance hall which in turn provides access to a kitchen area, cloakroom with WC, a reading room overlooking the garden and a circular studio with bi-fold windows leading out to the garden terrace. Such a studio could provide various uses, but it would potentially make a wonderfully large open plan dining kitchen or perhaps a guest suite.

The current flagstone entrance benefits from a kitchenette to one side with a gas hob, sink, dish washer and oven, but this area could also be adapted into a larger open plan dining kitchen if desired. A study is located off the far side and a door to the rear of the kitchen provides access through to the original entrance hall beyond. A further door leads directly into the garden to access steps that lead down to the external basement which provides useful additional storage.

Ascending the stairs to the first-floor galleried landing, there are five double bedrooms with the larger bedrooms boasting similar ornate stained-glass windows. There is a shower room with a corner shower, wash basin and WC alongside an additional separate WC adjacent. The spacious galleried landing provides access to the loft above via a Ramsay ladder.



Garden

Returning to the rear hall within the extended part of the house, a door leads out to a fully enclosed rear garden which feels incredibly private and unoverlooked with mature trees and hedgerows providing privacy from the neighbours. It was created as a peaceful 'tranquillity garden' and boasts some lovely features with an area of lawn intermingled with rose beds to the centre surrounded by different seating areas. A circular gravel terrace with a central water feature resides to the left in front of a stylish, award-winning, copper-built, architectural garden pod with wooden decking to the front - providing a lovely space for alfresco dining and entertaining. In addition, there is a willow arch and iron sculptural arch alongside a gravel pathway that leads up the far side of the house with raised slate beds and a timber garden shed. A pedestrian gateway accesses the front garden and gravel driveway with a stretch of lawn surrounded by mature trees and shrubs to include cherry trees, a horse chestnut tree, fuchsias and acers. The gravel driveway provides off road parking for several cars and a further patio terrace resides by the front entrances surrounded by herbaceous borders.

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 postcode for the property is EH14 1BJ.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale will include most fixtures and fittings to include all white goods, carpets, curtains and blinds. The sale will exclude the angel lamp on the banister and the dove stained-glass panel within the blue bedroom window.

Entry & Possession

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

Services

The house is served by gas fired central heating with mains water, gas, electricity and drainage. .

Local Authority

City of Edinburgh Council
Tel: 0131 200 2000

Council Tax

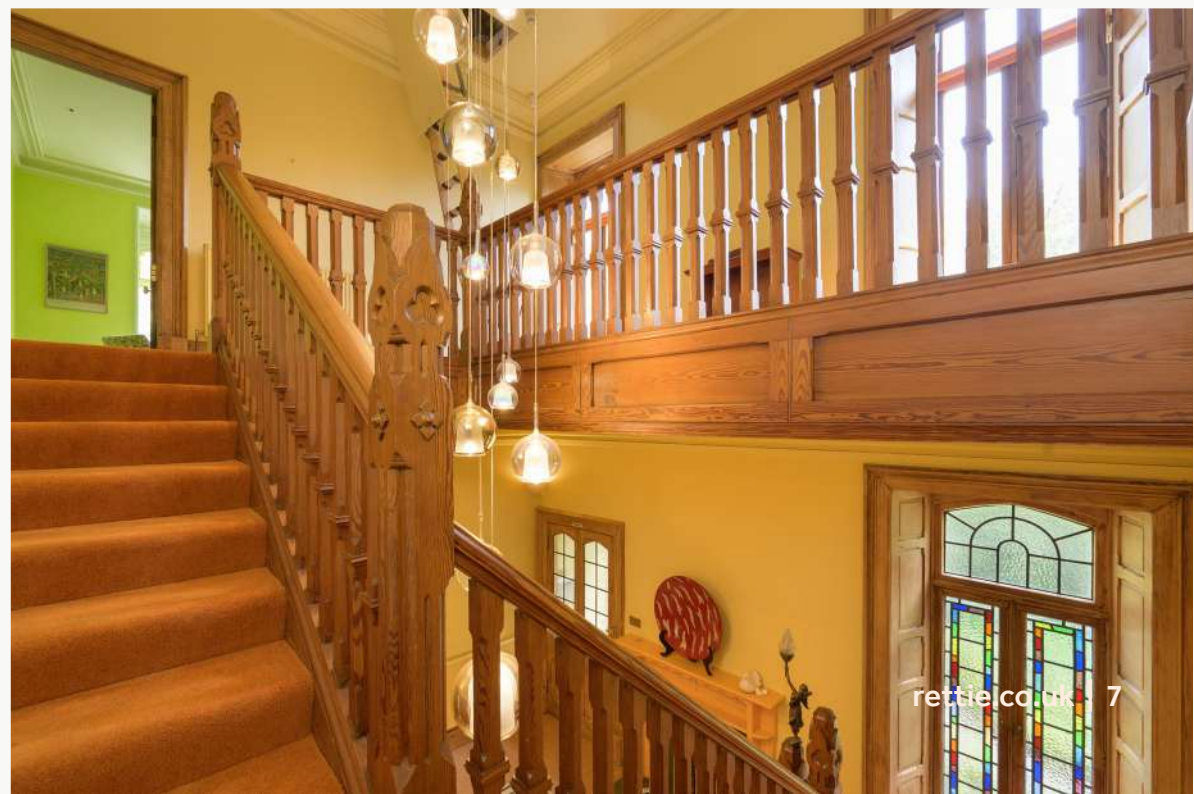
Formerly Band H

Home Report

Due to the property currently being a commercial premise, there is no Home Report available.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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.

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

Rettie & Co, their clients and any joint agents give notice that:

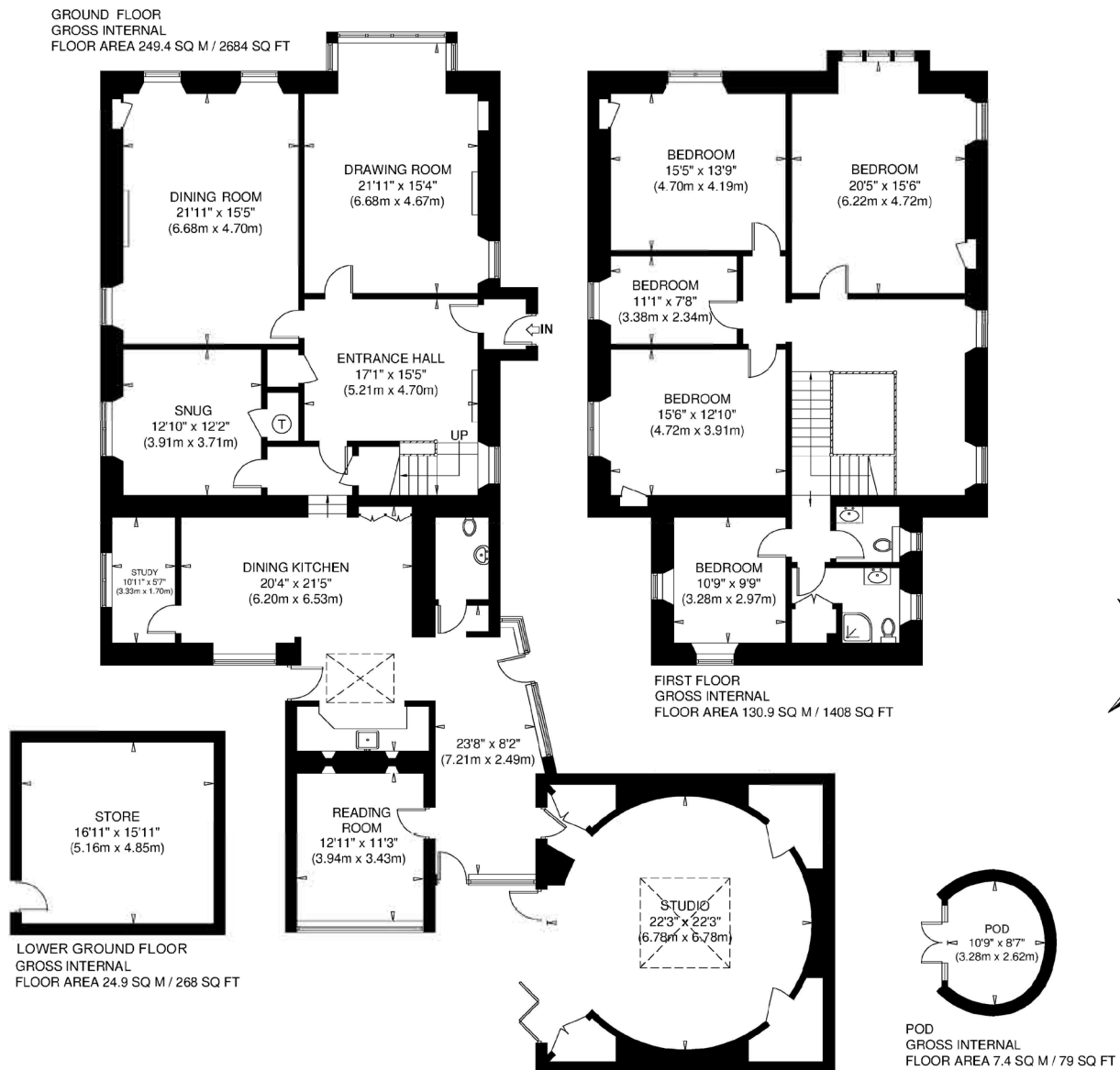
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.









A large, two-story stone house with a gravel driveway and a large tree in the foreground. The house has a light-colored stone facade and several windows. The driveway is made of gravel and leads towards the house. A large tree with green and yellowing leaves stands to the right of the driveway. The background shows more trees and a clear sky.

RETTIE

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