

Castle Gogar

180 GLASGOW ROAD, EDINBURGH EH12 9BQ

RETTIE



Castle Gogar

180 Glasgow Road, Edinburgh EH12 9BQ

Edinburgh City Centre 7 miles, South Queensferry 7 miles, Edinburgh Airport 2 miles

Summary of Accommodation

Castle Gogar

5 8 7

Ground Floor: Entrance Hall, Crypt/Family Room, Dining Kitchen, Utility Room with WC, Boot Room/Boiler Room, Cloakroom with WC and a Wine Cellar

First Floor: Landing with Butler's Pantry, Dining Room, Drawing Room and a Study

Second Floor: Landing and three Ensuite Double Bedroom

Third Floor: Principal Bedroom Suite with Ensuite Shower Room, Dressing Room with Ensuite Bathroom and a Sauna, Two Double Bedrooms and a Shower Room

Fourth Floor: Two Tower Storerooms and access to Roof Parapet

Garden: Beautifully manicured gardens surround the property with lawns to the front that feature a large patio terrace and an original stone well. Tarmac drive leads through electric gates to a turning circle in front of the property.

Outbuildings: Office Block, Double Garage, Car Port, Two Garden Sheds, Summerhouse, Greenhouse and a Luxury Children's Treehouse

Stables & Paddocks: Four Stables, Two Tack Rooms and Grass Paddocks extending to circa 1.66 acres

About 3.65 acres

Castle Gogar Cottage / Annex

Ground Floor: Entrance Vestibule, Hall, Living Room and a Dining Kitchen

First Floor: Landing, Two Double Bedrooms and a Family Bathroom

Garden: Courtyard garden with direct access to an exterior shower room with WC







History

Castle Gogar is a stunning 17th century category A-Listed L-Plan Scottish Baronial mansion that is conveniently situated just outside of Edinburgh. Commissioned by Scots Laird and landowner Sir John Cowper in 1625, the castle is thought to have been designed by the renowned Scottish architect William Ayton. It replaced an earlier 14th century structure, Gogar House, which dated back to circa 1300 and was originally associated with the Forresters of Corstorphine. The property was extended throughout the early 18th century incorporating a single storey wing and a two-storey cottage to the west. Further extensions throughout the 19th century include the Scottish Baronial features such as the tower and turrets.

In 1789 the estate was purchased by Edinburgh banker William Ramsay and later passed into the Gibson-Maitland and Steel-Maitland families, who proceeded to inhabit the property for over two centuries until the death of Brenda Steel-Maitland in 2002. The castle was restored by previous owners when it was acquired in 2003 with further improvements having been made in more recent years.

Situation

Castle Gogar occupies an enviable position on the western outskirts of Edinburgh, close to the airport and only 7 miles from the city centre. There is excellent access to the main motorway networks of Scotland, in particular the M8 linking Edinburgh with Glasgow and also the M9 to the west and M90 to the north. The castle is a stone's throw from Natwest's Gogarburn Headquarters but yet quietly situated within private grounds. The quaint seaside town of South Queensferry is only 7 miles away and offers a rich maritime history with a charming high street and beautiful views over the iconic Forth Bridges. Port Edgar Marina offers a yacht club and water sports facilities as well as some highly regarded restaurants. The property is conveniently located near to Edinburgh Gateway tram and rail network, offering an efficient service into the city centre as well as the airport. The tram stop is only a 5 minute walk from the property with services usually operating every 7 minutes, 7 days a week. There is also a bus stop conveniently located at the end of the drive, providing frequent services into Edinburgh.















Description

Castle Gogar is a magnificent castle with traditional Scots Baronial facades boasting a front facing crow step gable on the southern elevation alongside soaring conical turrets that provide a magical 'fairytale' quality to this enchanting property. Stone inscriptions above the dormer windows display the date 1625 when the castle was built, and there is an attractive balustraded parapet above the central tower.

Internally the castle has been restored over the years to present beautiful interiors whilst retaining many original period features. These include the stone vaulted crypt (or family room) on the ground floor, turnpike staircases, turrets with arrow slits, large open and inglenook fireplaces with engraved family crests, and solid oak doors with wrought iron clavos. The Georgian rooms include a magnificent double bow ended drawing room on the first floor alongside a beautifully panelled dining room with painted murals. New panelling has also been added to the ground floor using solid European oak. A modern heating system has been installed behind period style radiator covers and there is under floor heating throughout the ground floor as well as three bathrooms. There is CAT 5 cabling to all rooms and intelligent lighting to the principal bedroom and drawing room. The bathrooms are by Villeroy & Boch and Heritage whilst the magnificent kitchen, utility room and principal bedroom are by Clive Christian.

A shared tree-lined drive approaches the imposing front entrance gates with handsome stone pillars and wrought iron electric gates which operate via a telephone intercom system. The gates open onto a private tarmac driveway, bordered by ornate stone urn planters, which terminates in a turning circle in front of the house. A further drive leads round to the rear of the property with additional parking. The front door, flanked by majestic stone lions, opens into the oak panelled hallway, which gives access to the principal rooms on the ground floor.

The crypt/family room has a spectacular vaulted ceiling with triple aspect windows and a flagstone floor which benefits from underfloor heating. Off the crypt is a circular wine cellar as well as stairs that access a turret leading to the first floor drawing room.

The spacious kitchen/breakfast room boasts a slate floor with underfloor heating as well as high vaulted ceilings and a wood burning stove within the original inglenook fireplace. The kitchen and utility were designed and installed by Clive Christian, featuring a range of floor and wall mounted units with granite worktops, twin Belfast sinks and a central island breakfast bar with additional sink. There are a range of integrated appliances to include an electric 4-oven AGA with additional gas hob, a dishwasher and a fridge freezer. The adjacent utility room has further wall and floor mounted units together with a Belfast sink, washing machine and tumble drier. A small cloakroom off the utility encompasses a WC and an external door opens into the rear enclosed courtyard.





Returning to the entrance hall, a large boot room within the former cellar houses the boiler system and electrics, with plumbing for a further washing machine and tumble drier. An adjacent cloakroom benefits from twin wash basins and a separate WC which completes the accommodation on the ground floor.

Ascending the principal turnpike staircase to the first-floor landing, the oak panelled dining room boasts a beautiful bay window to the rear with ornate, gold painted cornicing to the ceiling and painted murals on the walls. There is a wood burning stove within the central fireplace that features a decorative surrounding mantel, and two symmetrical panelled doors either side access walk-in store cupboards. Adjacent to the dining room is a butler's pantry with floor mounted units and a sink as well as a hatch through to the dining room.

The elegant triple aspect drawing room features ornate cornicing, a central ceiling rose and a decorative fireplace with a wood burning stove. Off the drawing room is a circular turret study/storeroom with steps leading down to the vaulted crypt below.

Ascending the stairs to the second floor, there are three large double bedrooms, all with ensuite bath/shower rooms, two of which have been cleverly designed within the circular turrets. A smaller circular staircase can also be accessed from the front bedroom which leads up to the principal bedroom suite above. There are three double bedrooms on the third floor, to include the elegant principal suite which benefits from two ensuite bath/shower rooms, a large walk-in dressing room as well as a sauna. The other two bedrooms share a shower room, with the larger bedroom benefitting from a turret dressing area. A further stone staircase leads from the third-floor landing to the fourth floor with access to two attic storerooms as well as the roof.

Castle Gogar Cottage / Annex

Castle Gogar Cottage is an early 18th century extension that adjoins the main house but also has its own front door with separate access. The current owners have operated the 2-bedroom cottage as a lucrative holiday let, however the annex could also provide accommodation for elderly relatives, live-in staff or simply be incorporated as an extension to the main house.

Beautifully decorated, the cottage consists of an entrance hall, dining kitchen and sitting room on the ground floor, with two double bedrooms and a bathroom on the first floor. A connecting door at the end of the hallway can be locked to provide privacy from the main house if/when required. Externally, the cottage benefits from its own private enclosed courtyard with ample space for alfresco dining as well as an outhouse that has been converted into a modern shower room. To the rear of the cottage is a separate drive entrance which can be utilised for tenants/guests as desired.











Gardens

Well maintained gardens surround the property with the primary gardens lying to the south that are principally laid to lawn with a large central patio; perfect for alfresco dining, alongside neat, gravelled borders with mature trees and shrubs. A timber painted summer house resides to the corner which is supplied with electricity, and an original stone well creates a decorative garden feature. To the right of the drive are mature specimen trees with a superb children's luxury treehouse built across three trees with a central turret house to the middle connected by suspended walkways. The imposing driveway with tall flowering urns also benefits from automatic light sensors which function at dusk. The rear block-paved courtyard is fully enclosed and offers additional parking as well as a decorative terrace with a greenhouse and herbaceous borders. The Castle can be accessed from both the front and rear, with private electric gates providing secure access.







Outbuildings
To the rear of the castle is a multipurpose detached building which is currently utilised as offices. A car port for three cars stands adjacent as well two timber sheds that are currently utilised for storage. To the rear of the cottage is a further enclosed courtyard which has a double garage with an electric door.

Paddocks & Stabling
Although not currently utilised for equestrian purposes, a field to the rear of the property has been formerly divided into four paddocks with mains water-troughs. There is a timber stable block/field shelter that is supplied with water and electricity and previously incorporated three loose boxes and a tack room. A further stable in the yard also has an adjoining tack/feed room and is supplied with electricity. A former menage (now overgrown) is situated to one corner and could either be utilised as an additional paddock or re-purposed accordingly. The paddocks have potential to be developed subject to planning.

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.

Listing Status
Category A Listed

Satellite Navigation
For the benefit of those with satellite navigation the postcode for the property is EH12 9BQ.

Fixtures and Fittings
Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale will include all fixtures and fittings to include all white goods, carpets, curtains and blinds.





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

Services
The house is served by oil fired central heating with mains water, electricity and drainage. Electric under floor heating to ground floor of castle and bathrooms. Security lighting and burglar alarm. Redcare intruder alarm. Electric gates and intercom system. Fire alarm system and CCTV.

Local Authority
City of Edinburgh Council
Tel: 0131 200 2000

Council Tax
Band G

EPC Rating
Band E

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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.







Castle Gogar Cottage / Annex









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; 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.





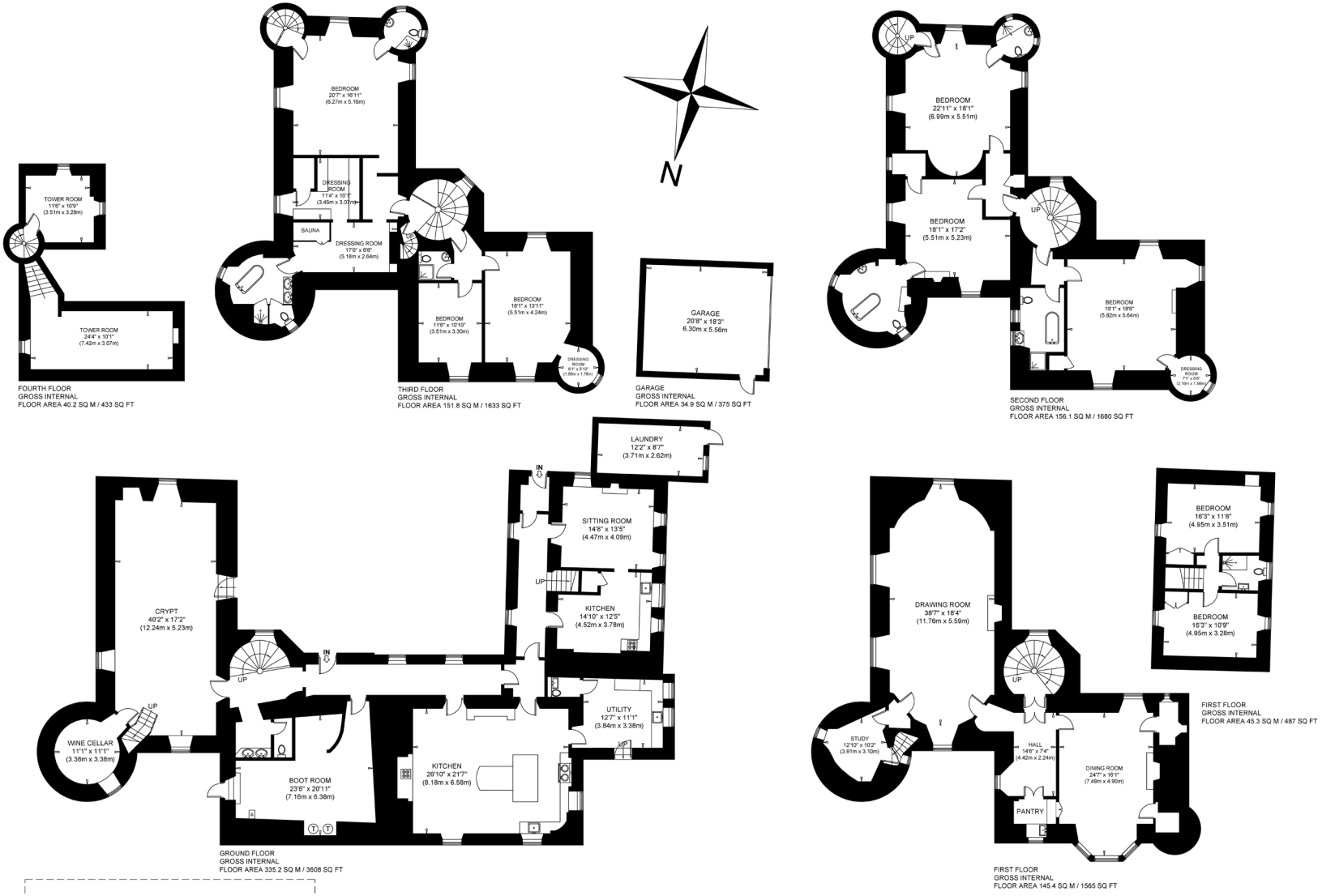












CASTLE GOGAR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 874 SQ M / 9406 SQ FT

GARAGE = 34.9 SQ M / 375 SQ FT

OUTBUILDINGS = 121.4 SQ M / 1307 SQ FT

TOTAL = 1030.3 SQ M / 11088 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © exposure | www.photographyandfloorplans.co.uk

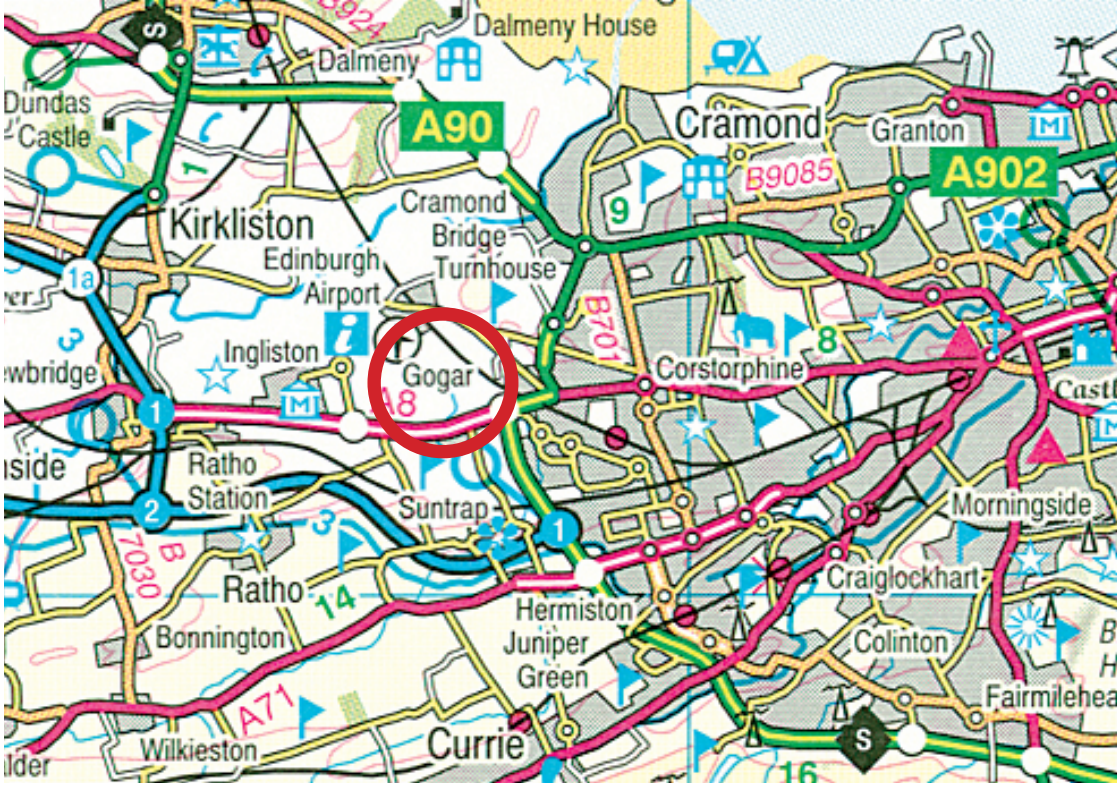









SM
SM
Castle Gogar
CASTLE GOGAR RIGG


Dalmeny House
Dalmeny
Dundas Castle
A90
Cramond
Granton
A902
B9085
Kirkliston
Cramond Bridge
Turnhouse
Edinburgh Airport
Ingliston
Gogar
B701
Corstorphine
Ratho Station
Suntrap
Morningside
B7030
Ratho
Craiglockhart
Hermiston
Juniper Green
Colinton
Bonnington
A71
Wilkieston
Currie







RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH