

The Library Suite at Bonaly Tower, Bonaly, Edinburgh



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Land and property. Since 1885.

An exceptional three-bedroom apartment featuring magnificent period features, occupying part of an exceptional Category A listed iconic Scottish Neo Baronial residence with managed gardens in a peaceful setting at the foot of the Pentland Hills.

The Library Suite is an exceptional three-bedroom apartment occupying the first floor of the magnificent Category A listed Bonaly Tower. The property is defined by exquisite period craftsmanship. This distinguished 18th-century country house once owned by Lord Cockburn, is set in a secluded position at the foot of the Pentland Hills, at the edge of the City of Edinburgh. The property is characterised by handsome stone elevations, conical turrets and castellated detailing, and has been thoughtfully converted into a select collection of prestigious apartments. Architect William Playfair enhanced the property in 1839 by adding an impressive tower, with lavish interior features.

The principal reception room is a magnificent former library, completed in 1888. This is an impressive 29ft (9 metre) long drawing room showcasing richly detailed patterned ceilings, tall sash windows, an imposing stone inglenook fireplace, surrounded by rich tapestry and two projecting towers on the south elevation. The room serves as a truly remarkable entertaining space. The elegant sitting room/dining room, designed by William Playfair, offers light and comfort, complete with original ceiling cornicing, a working cast-iron fireplace with black marble surround and chandelier lighting. The adjoining sleek and contemporary kitchen installed by Kitchens International is well appointed with contemporary cream cabinetry, generous work surfaces and integrated appliances, including twin ovens, an induction hob and extractor hood.

There are three beautifully appointed double bedrooms; each offers excellent flexibility as a study or home office. The principal bedroom enjoys a dual aspect, and includes fitted wardrobes and



an en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom with a bathtub and a separate shower provides for other bedrooms.

Outside

Bonaly Tower is surrounded by 10 acres of beautifully maintained communal grounds comprising expansive lawns, mature trees and established planting. The dramatic landscape of the Pentland Hills provides an outstanding backdrop and the grounds feel secluded despite being on the edge of the city. There are numerous architectural relics in the gardens as well as historic statues in the grounds of William Shakespeare, Robert the Bruce and Sir James Douglas. Residents benefit from a generous gravel parking area in front of the property. The property offers a private double garage in a separate building within the grounds.

Location

Bonaly Tower is situated in the highly sought-after neighbourhood of Greater Colinton, on the south-western edge of Edinburgh, about five miles from the city centre. This semi-rural area within Edinburgh's picturesque Green Belt, includes the 717 acre Bonaly Country Park on the northwest edge of the Pentland Hills Regional Park. The area features woodland, heather moorland and reservoirs on the doorstep for walking, cycling and outdoor pursuits. The historic village of Colinton, a short distance away, is renowned for its quaint atmosphere and tranquil setting on the banks of the Water of Leith. Colinton has a good selection of independent shops, restaurants, pubs, a post office and a health centre. State schools in the area are Bonaly Primary School and Firrhill High School. Local independent schools include George Watson's College and Merchiston Castle.

The Edinburgh City Bypass is readily accessible, providing swift road connections to Edinburgh Airport and the motorway network. Regular Lothian Bus services connect the area to the city centre and popular areas of Bruntsfield and Morningside.

General

Postcode region: EH13. Local Authority: City of Edinburgh. Services: Mains water and electricity. Oil-fired central heating with underfloor heating in the bathroom. Shared private drainage (SEPA registered). Council Tax: Band G. EPC Rating: Band E. Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,318 sq ft (215.34 sq m)

First floor apartment of Bonaly Tower which dates from mid 1700.

Exceptional turreted Library.

Extensive garden and grounds.

3 Bedrooms

2 Bathrooms

2 Reception Rooms

About 10 Acres

Freehold | Semi Rural

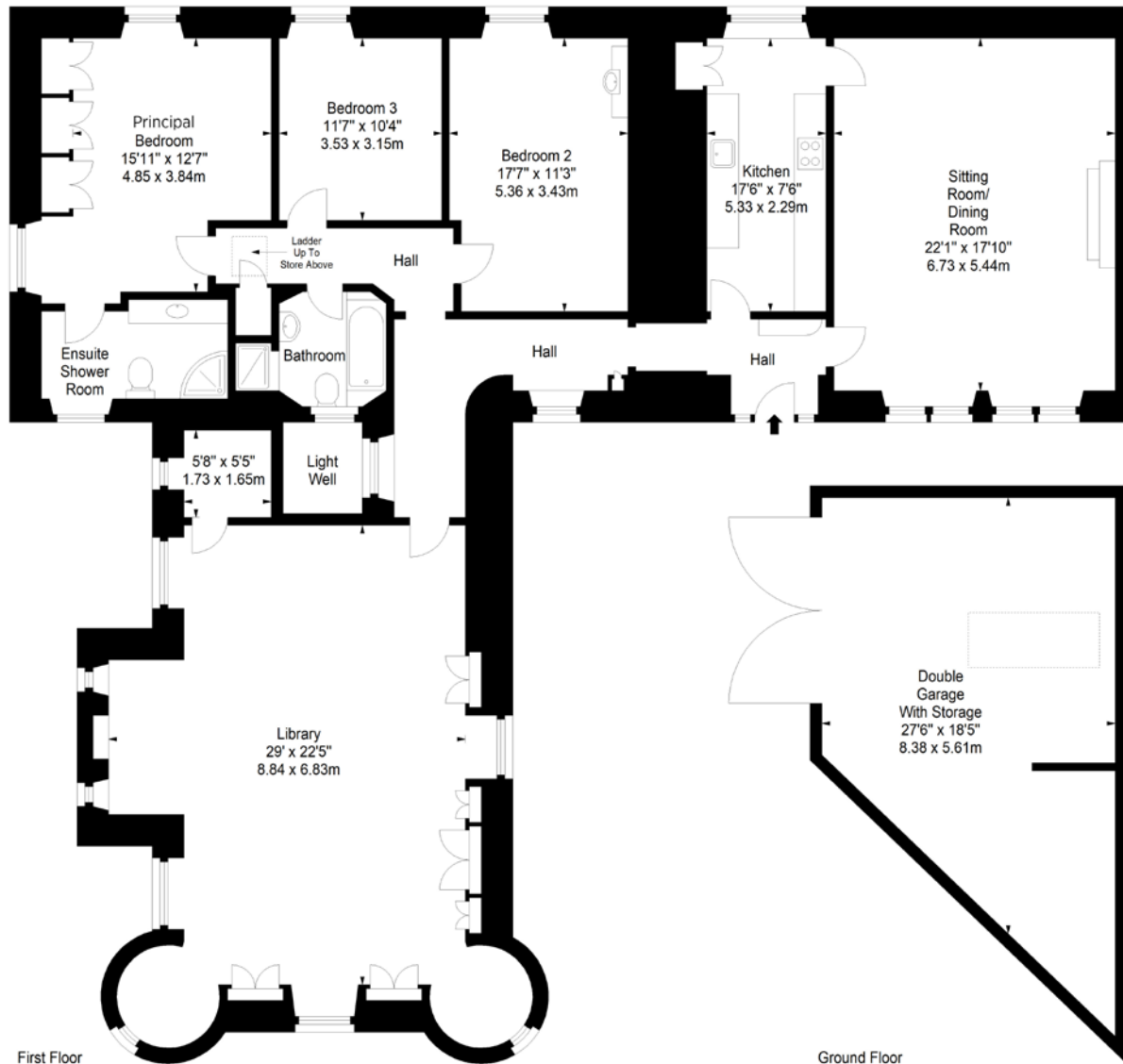
Offers Over £1,100,000



**The Library Suite,
Bonaly Tower,
Bonaly Road, EH13 0PB**



Approx. Gross Internal Area
2318 Sq Ft - 215.34 Sq M
Double Garage
Approx. Gross Internal Area
465 Sq Ft - 43.20 Sq M
For identification only. Not to scale.
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Strutt & Parker Edinburgh

23 Melville Street, Edinburgh EH3 7PE

0131 226 2500 | edinburgh@struttandparker.com



@struttandparker struttandparker.com

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