

OLD CRAIG

CRAIGHOUSE, EDINBURGH





A unique and rare opportunity to acquire a substantial piece of Edinburgh history has just been unveiled.

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Sitting in the heart of the luxury Craighouse development, Old Craig House is the oldest property on the site dating back to the 16th century. It is one of immense historical significance. From first glance, the rose pink-hued house looks like it has just stepped out of a children's fairy tale due to its enchanting castle-style appearance.

With its crow-stepped roof gables, metal-studded, fortress-style wood doors and a sweeping spiral stone staircase that curls up the three storeys, Old Craig is an exceptional example of the fashionable Scottish Baronial architectural style of that era.

With an illustrious past, Old Craig was built by the Symsons family in 1565 and, over the centuries, has been owned by several notable Scottish families and distinguished figures. These include Sir Thomas Elphinstone, a former Governor of Maryland in the United States and the Hill Burton family. Dr John Hill Burton, an eminent Scottish advocate and historian was appointed as the Queen's Royal Historiographer and he lived there in the latter part of the 19th century. The house accommodated his formidable library collection of over 10,000 books. His son William Kinninmond Burton became a renowned engineer who worked on major infrastructural projects in Japan and is said to have designed Tokyo's first skyscraper. There is a commemorative memorial dedicated to him in the formal landscaped gardens at Craighouse.





Over the centuries, Old Craig has been altered and extended with a new wing added in the 18th century. Elaborate decorative elements were added at this time including four painted panels, commissioned from the Edinburgh notable decorative painters the Norrie family, the city's most fashionable house decorators, one of which still remains today.

Boasting an internal floor plan of just under 7,000 square feet, Old Craig also features a private walled garden, just under an acre in size, with a large expanse of lawn as its centrepiece. Hidden behind the house, there are two large storage/workshop outbuildings and a private parking area.





The Category A-listed house has is undergoing an extensive refurbishment and conversion project with the project architects working closely with Historic Scotland and Scottish Natural Heritage to restore it to its original splendour.

The conversion project involved changing the configuration of several rooms to transform the property into a comfortable family home offering stylish contemporary living spaces that sit alongside the grandeur of the formal reception rooms. Several of the bedrooms, located on the second and third floors of the house, have been removed creating 5/6 generously sized stylish bedrooms with five of them benefitting from ensuite modern bathrooms and one with adjoining dressing room.

A wealth of original period features run throughout the house. One notable example are the two impressive mirror-image inglenook stone fireplaces that book end the barrel-vaulted sitting room on the ground floor. This spacious open plan room offers a versatile entertaining and family living space and features an array of original windows in all shapes and sizes that add drama. A new addition to the room is an innovatively disguised bathroom which has been designed in such a way not to detract from the room's historic character.



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Also on the ground floor is another room packed with character and period charm with beautiful wood-panelling and an original fireplace with attractive inlaid tiles. Sitting just off the main entrance hallway, this versatile space could be used as an additional sitting room, a library, games room or as a guest double bedroom.

Old Craig has many unique design features with some of the best examples located on the first floor of the house. In the formal drawing room, there is a stunning decorative wall frieze, whilst in the wood-panelled dining room there is a magnificent statement fireplace with an intricately carved wood inscription detailing the house creation date. Sitting in between the two elegant formal rooms is the original front entrance from where an impressive staircase leads you down to the enclosed walled garden.

The first floor is also home to a spacious open plan kitchen, dining and family living space. With windows running down each side of the room, the stunning contemporary-styled room is flooded with natural light. From this modern space you can gain access to the original stone terrace from where you are afforded panoramic views across to Blackford Hill and the Edinburgh skyline.



Summary of Accommodation

Ground Floor
Entrance lobby, shower room, boot room, library/games room/bedroom 6, reception room, WC, lounge.

First Floor
Kitchen/family/dining, utility room, WC, dining room, sitting room, plant, outhouse, workshops/storage.

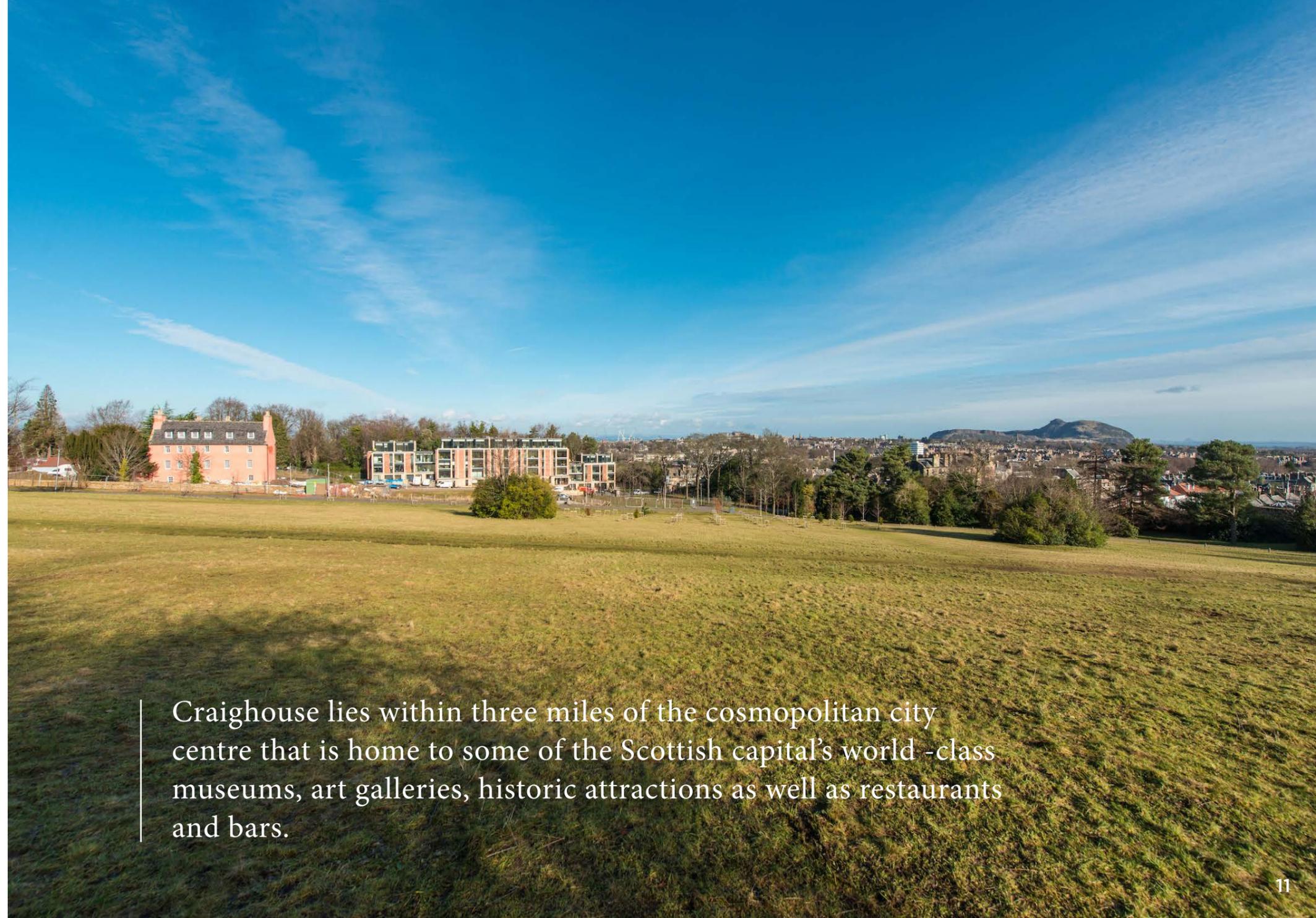
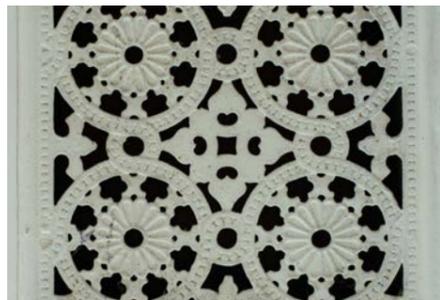
Second Floor
Master bedroom, master en-suite, study, bedroom 2, en-suite, bedroom 3, bathroom.

Third Floor
Bedroom 4, en-suite, bedroom 5, en-suite, dressing room/study, attic space for storage.

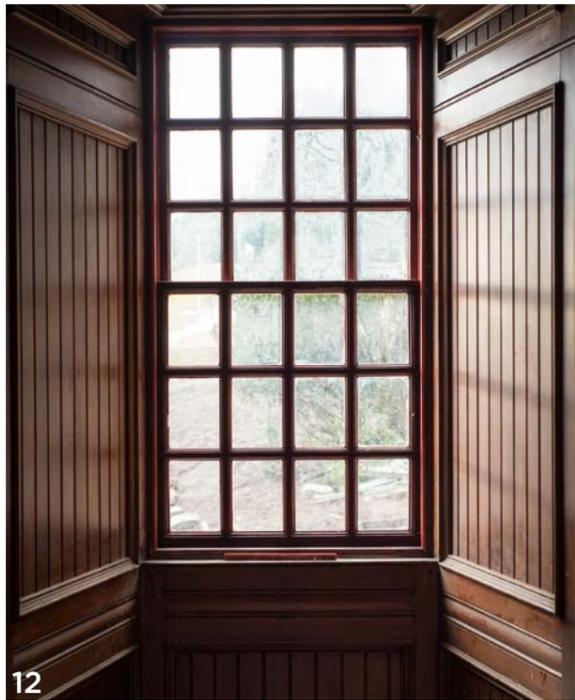
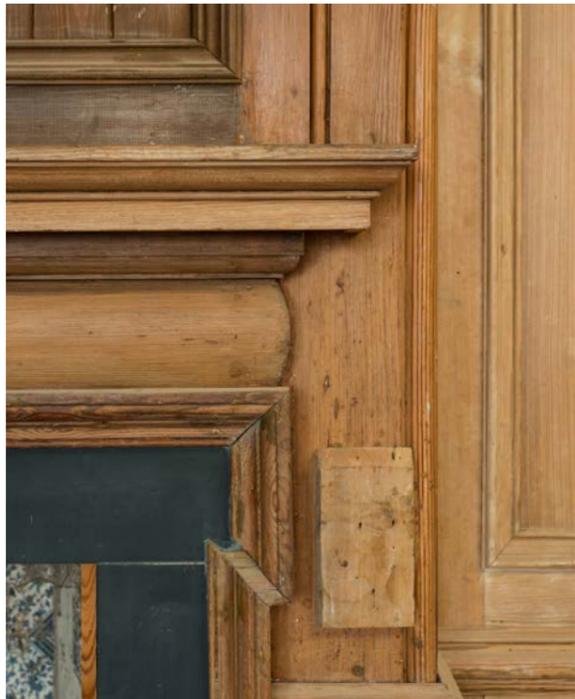
Outdoor Space
Allocated parking, private terrace, private walled garden, shared grounds.



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Situation

Craighouse lies close to the affluent city suburb of Morningside, one of Edinburgh's most desirable residential areas. The location offers a variety of artisan cafes, specialist independent shops, delis and restaurants. The area is well served by supermarkets with a Waitrose, Marks & Spencer on Morningside Road. It also benefits from plenty of entertainment options including the Dominion, a popular independent cinema, The Church Hill and The Kings theatres as well as the Filmhouse and Usher Hall on Lothian Road. There are plenty of leisure facilities in the area such as Craiglockhart Leisure and Tennis Centre, the Merchants of Edinburgh Golf Club (the 18-hole golf course sits just adjacent to Craighouse) and there is a dry ski slope at the nearby Midlothian Ski Centre. Craighouse is situated on Easter Craiglockhart Hill that is a designated Nature Reserve with delightful nature trails and a wildlife pond home to moorhens, swans, mallards and herons. There are plenty of acres of green spaces nearby including The Hermitage of Braid, Blackford Hill, Braid Hills and the spectacular Pentland Hills Regional Park.

Craighouse falls into the catchment area for South Morningside Primary and Boroughmuir High School with private schooling available nearby at George Watsons, Merchiston Castle and George Heriot's.

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The property lies only a short drive from the City ByPass allowing easy access to Edinburgh Airport and connections to all the main routes across Scotland with the M8 to Glasgow, the M90 motorway to the north and the A1 to East Lothian.



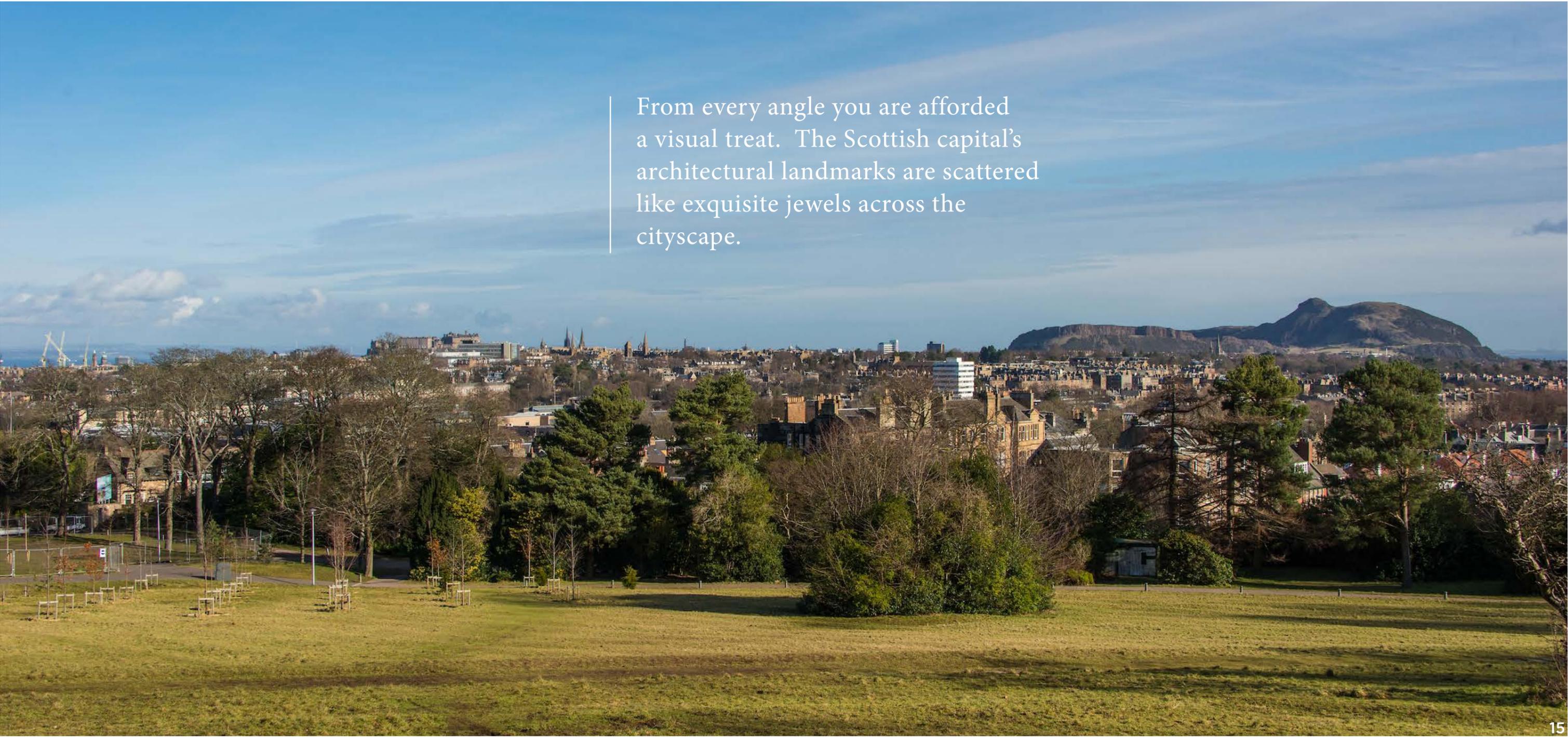
The Setting: Edinburgh

Famed as one of Edinburgh's Seven Hills, the breathtaking panoramic views from Craighouse are truly outstanding.

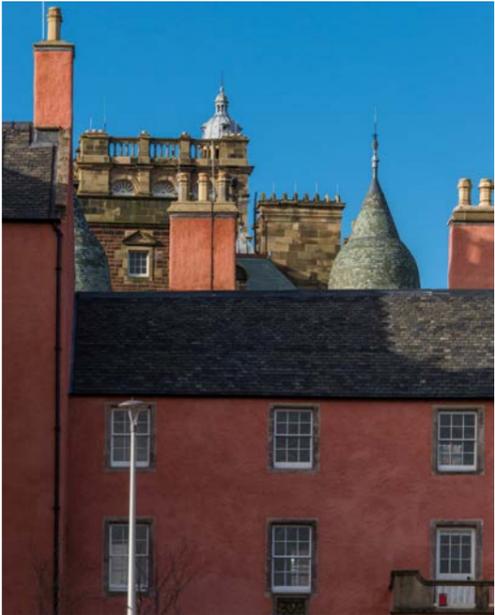
From every angle you are afforded a visual treat. The Scottish capital's architectural landmarks are scattered like exquisite jewels across the cityscape.

Monuments and museums, spires and towers, leafy parks and craggy peaks, the UNESCO heritage-listed city's wonders await discovery.

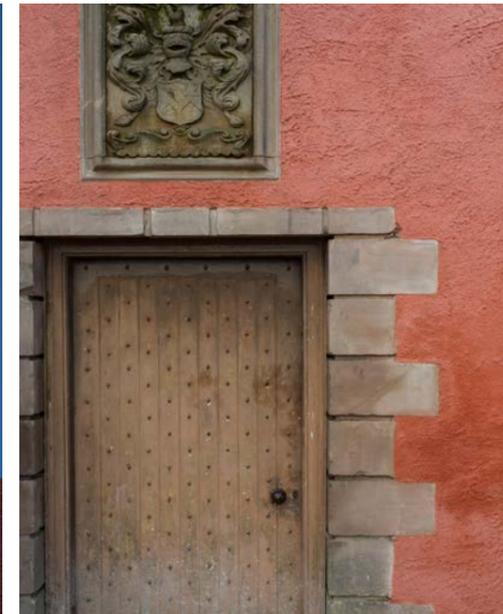
From this elevated position it is not just urban treasures that draw your attention but also some of Edinburgh's magnificent natural landmarks such as the city's iconic Arthur's Seat, the rugged peaks of the Pentland Hills and the twinkling waters of the Firth of Forth.



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The Development: Craighouse

Surrounded by 52 acres of mature woodland and parkland, Craighouse is a £100 million upmarket residential development with 145 residences comprising townhouses, penthouses, apartments and historic house conversions. Situated on the edge of the affluent suburb of Morningside and less than three miles from the city centre, the luxury development offers high quality modern living in a spectacular historic setting.

The exclusive luxury development offers a prestigious collection of stylish new-build residences juxtaposed alongside a cluster of magnificent Victorian buildings that recently housed Edinburgh Napier University.

Stunning original features in the Category A-listed Victorian buildings have been retained and sensitively restored. The grand baronial-styled Great Hall in New Craig, the largest and most architecturally ornate of the buildings, is particularly noteworthy as are some of the charming period features and decorative work in Old Craig House. In the hospital history records of that period one of the physicians, Dr Thomas Clouston described Craighouse as, "one of the most beautiful sites in Edinburgh".





General Remarks

Fixtures and Fittings:

Old Craig is undergoing an extensive refurbishment by Quartermile Developments - a unique and rare opportunity to acquire a substantial piece of Edinburgh history has been unveiled - at this stage there is an opportunity to purchase the property as a project or alternatively the property can be purchased as a completed conversion property, which includes the developer completing the fit out from the available specification.

If the property is bought as a 'completed' property, there will be a 6yrs Architects Certificate provided.

Services:

Gas central heating, mains water, gas and electricity, broadband telephone (subject to telephone providers' regulations.)

Postcode:

EH10 5FA

Outgoings:

Council Tax Band Category: TBC

EPC:

TBC

Viewing:

By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

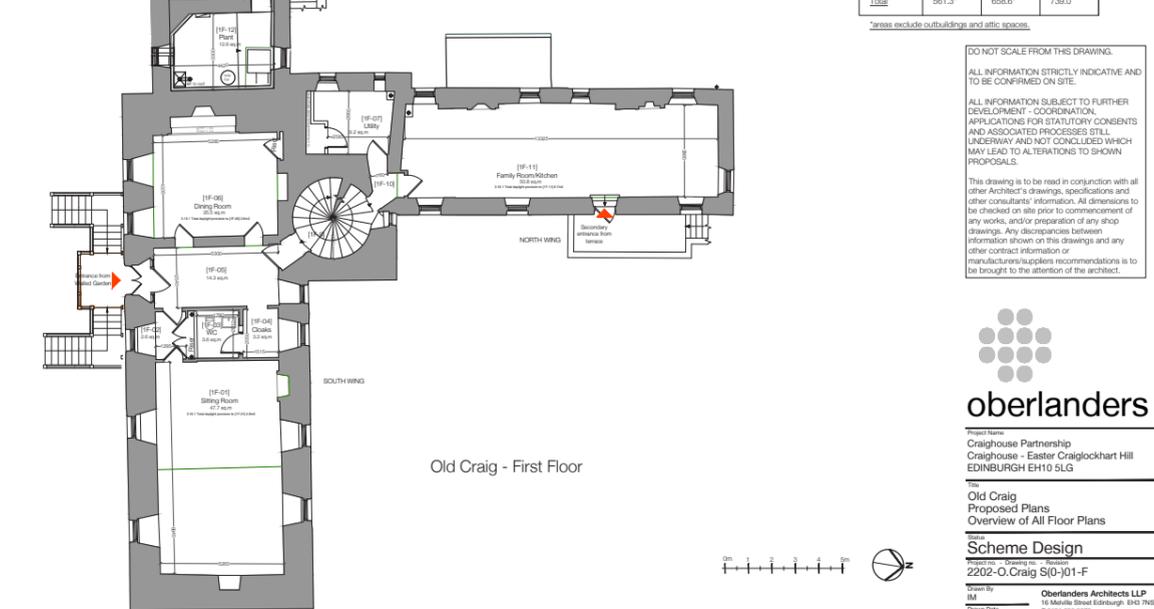
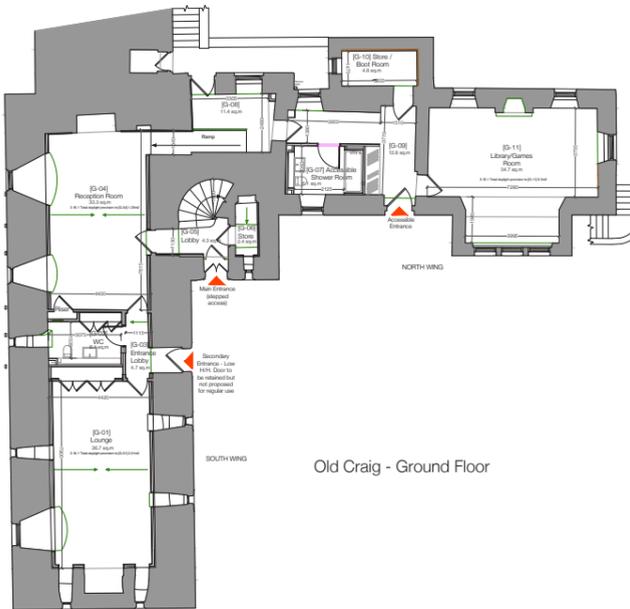
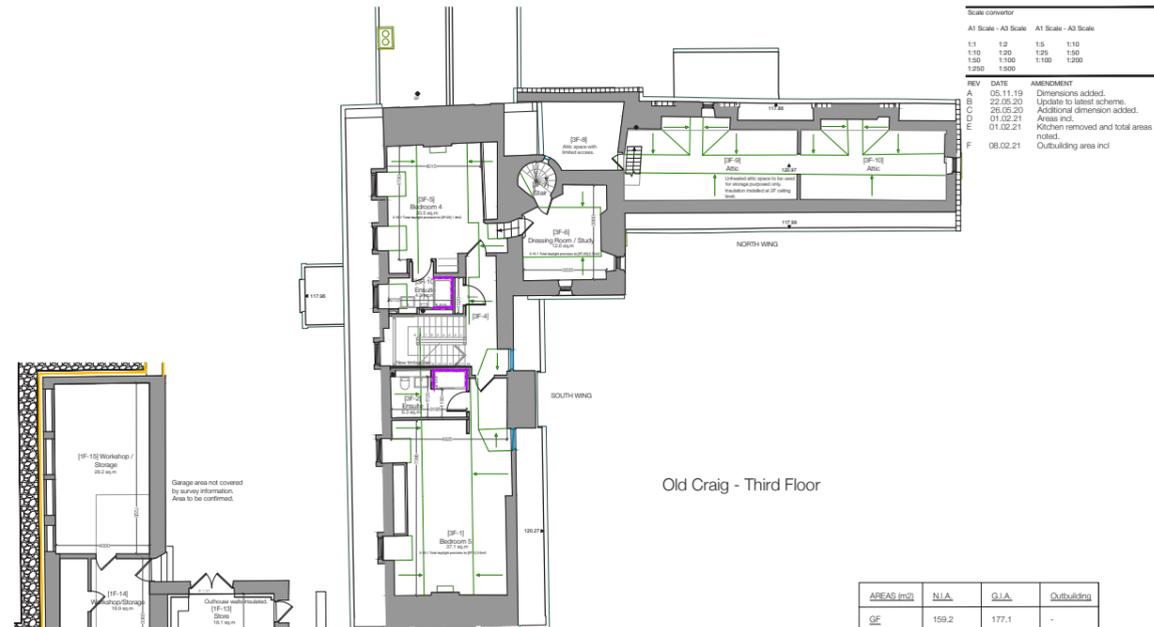
Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, 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 he has not entered into contract in reliance on the said statements, that he has satisfied himself 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 mis-statement 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.

Particulars prepared May 2021 - First Issue



Scale converter

A1 Scale - A3 Scale	A1 Scale - A3 Scale
1:1	1:5
1:10	1:50
1:50	1:100
1:200	1:500

REV DATE AMENDMENT

A	05.11.19	Dimensions added.
B	22.05.20	Update to latest scheme.
C	26.05.20	Additional dimension added.
D	01.02.21	Areas inc.
E	01.02.21	Kitchen removed and total areas noted.
F	06.02.21	Outbuilding area inc.

AREAS (sqm)	N.A.	G.A.	Outbuilding
GF	159.2	177.1	-
1F	156.8*	182.2*	80.4
2F	154.3	185.4	-
3F	91.0*	113.9*	-
Total	561.3*	658.6*	739.0

*Areas exclude outbuildings and attic spaces.

DO NOT SCALE FROM THIS DRAWING.
 ALL INFORMATION STRICTLY INDICATIVE AND TO BE CONFIRMED ON SITE.
 ALL INFORMATION SUBJECT TO FURTHER DEVELOPMENT - COORDINATION, APPLICATIONS FOR STATUTORY CONSENTS AND ASSOCIATED PROCESSES STILL UNDERWAY AND NOT CONCLUDED WHICH MAY LEAD TO ALTERATIONS TO SHOWN PROPOSALS.
 This drawing is to be read in conjunction with all other Architect's drawings, specifications and other consultants' information. All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings. Any discrepancies between information shown on this drawings and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the architect.

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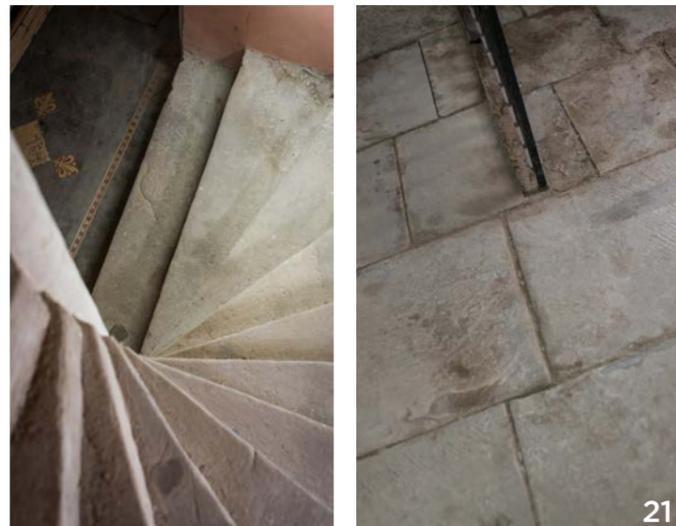
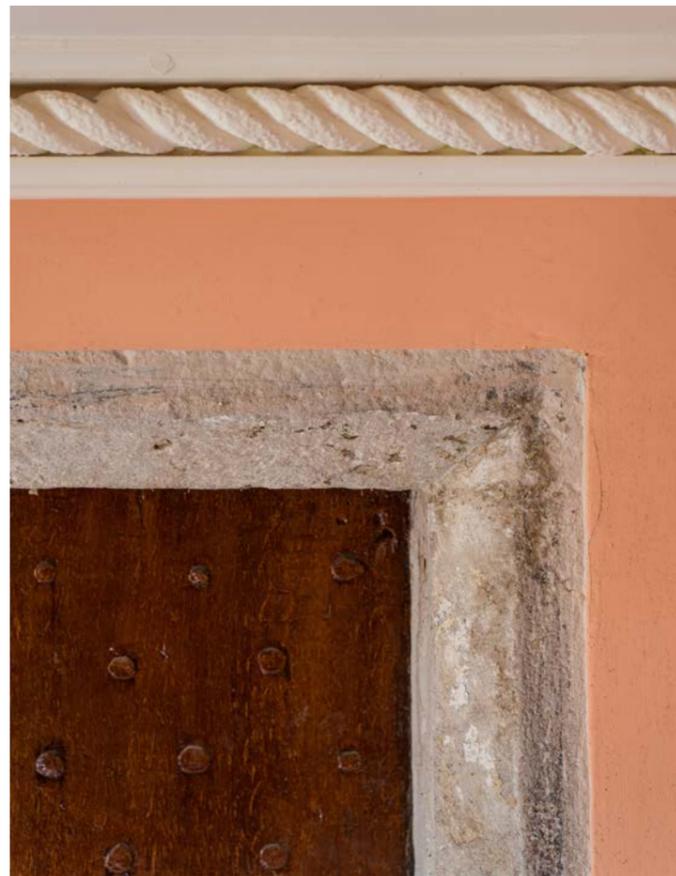
Project Name
 Craighouse Partnership
 Craighouse - Easter Craighlockhart Hill
 EDINBURGH EH10 5LG

The
 Old Craig
 Proposed Plans
 Overview of All Floor Plans

Scheme Design

Project No. - Drawing No. - Revision
 2202-O.Craig S(0)-01-F

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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.



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