



ALMONDHILL HOUSE

KIRKLISTON • WEST LoTHIAN





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KIRKLISTON • WEST LOTHIAN • EH29 9EQ

Barnton 4.5 miles, Edinburgh Airport 5 miles, Edinburgh City Centre 9 miles

IMPRESSIVE VILLAGE HOUSE SET IN 4 ACRES CLOSE TO EDINBURGH

Drawing Room, Dining Room, Sitting Room, Kitchen, Playroom, Study, Cloakroom,
Boot Room, Laundry & Stores

5 Bedrooms, 3 Bathrooms, Dressing Room

Triple Garage, Stables, Garden Store. Lawns And Trees, Paddock

EPC Rating = E

About 4 acres

Solicitors – Coulters

3 Lochside Way

Edinburgh

EH12 9DT

0131 510 6977

ross.mackay@coulters.io

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com







Directions

From Edinburgh, head north on Queensferry Road (A90) from Barnton. Just after leaving the city, turn left onto Burnshot Road at the junction signposted to Kirkliston. Continue along this road for 2½ miles. Turn right off Burnshot Road just beyond the row of cottages. The gated entrance to Almondhill House is on the edge of the woodland on the left. The gates to the back drive are opposite neighbouring Almondhill Steading.

Situation

Almondhill House is a country house which is set on the edge of the village but retains the majority of its grounds and its open views.

The house is very well situated for Edinburgh and the airport. Barnton Junction is 4.5 miles and the city centre is less than 10 miles away. The airport terminal is 5 miles.

Kirkliston village has a history dating back to the 12th century and much of the village has conservation status. The village offers local shops and a sports centre, library, health centre, pub and primary school. There is secondary schooling in South Queensferry (2.5 miles) which also has a Tesco supermarket and restaurants. All the schools in Edinburgh are within easy reach including Cargilfield prep school at Barnton.

Almondhill House is well placed for access to the M90 to Perth (via the Queensferry Crossing), the M9 to Stirling and the M8 to Glasgow. The nearest railway station is at Dalmeny (2.5 miles) and the area is well served with cycle routes.

Description

Almondhill House is an attractive category C listed Victorian country house which was originally a farmhouse for Almondhill Farm. The farm was owned by Hopetoun Estates before being sold to Dundas Castle Estate in 1822.

The house has a front facing bay window with crow stepped gables and dormers along the roofline. There are high chimneys and a variety of traditional features throughout the house in keeping with the architecture of the period.

At the front of the house an open porch with pillars leads to the front door which gives access to the main hall. This has a curving stone stairway leading to the upper floors.

The drawing room has impressive decorative corning with a ceiling rose, a fireplace with tiled surround and marble mantel, and a bay window providing fantastic southerly views towards the Pentland Hills. The dining room has a fireplace with a black marble mantel and two built in shelved cupboards.

An inner hall with under stairs cupboard leads to the rear of the house. Here there is a sitting room with a tiled fireplace with wooden mantel and fitted bookshelves with cupboards below; a cloakroom with fitted coat hooks; a playroom with a corner fireplace, a bathroom and a study with fitted cupboards, drawers and desk.

The kitchen has a two oven gas fired AGA with an additional integrated electric AGA module, a range of fitted wall and base units, a Belfast sink and an island unit with marble work surface. There is a pantry with built in cupboards, a larder at the back door, utility room with Belfast sink and fitted cupboards, a boot room and a laundry with three original laundry sinks, plumbing for washing machines and a Heatmaster central heating boiler.

A curving stone staircase from the hall leads up to the first floor. The master bedroom has a south facing bay window, decorative corning and a fireplace with grey marble mantel. Adjacent to this is a bathroom, a dressing room and a bedroom with cast iron fireplace.

Three further bedrooms are situated off a corridor and there is a family bathroom with a walk in linen cupboard.



Outside

A driveway leads through mature trees to the front of Almondhill House where there is a series of terraced lawns with post and rail fencing separating them from the paddock in front. There is a flat lawn to the side with a wooden summer house.

To the rear of the house is a courtyard which is enclosed by a stone wall and cast iron railings. There is a stone built outhouse which is used as a freezer store and coal/log store. Beyond this there is a gravel sweep with a drying green and the back driveway which emerges outside Almondhill Steadings. There is a three bay timber garage with concrete floor, power and water.

Beyond the garage is an enclosed stable yard. There are wooden stables with three loose boxes (two of which have been used as a playroom) and a tack / feed room at the end. There is a pond in the centre, dog kennels and a further timber garage to the side.

Paddock

There is a paddock to the south which provides grazing. There are semi mature trees down the side of the paddock which frames the southerly view from the house.

General Remarks

Services

Mains water, drainage, electricity and gas. Central heating and hot water from a gas fired boiler.

Listing

Almondhill House is category C listed.

Local Authority

Almondhill House is in Edinburgh City Council Tax Band H.

Development Site

To the southeast of the house is a development site extending to about 2 acres. The site is shielded from the house by the mature trees alongside the drive.

Planning Consent: 17/00804/PPP granted consent for the erection of up to 11 detached homes subject to detailed planning permission being obtained. The sellers will submit a detailed planning application shortly.

Paddock

The paddock included in the Almondhill House sale is to be preserved as open space to frame the view from the house and to provide visual amenity for the new housing.



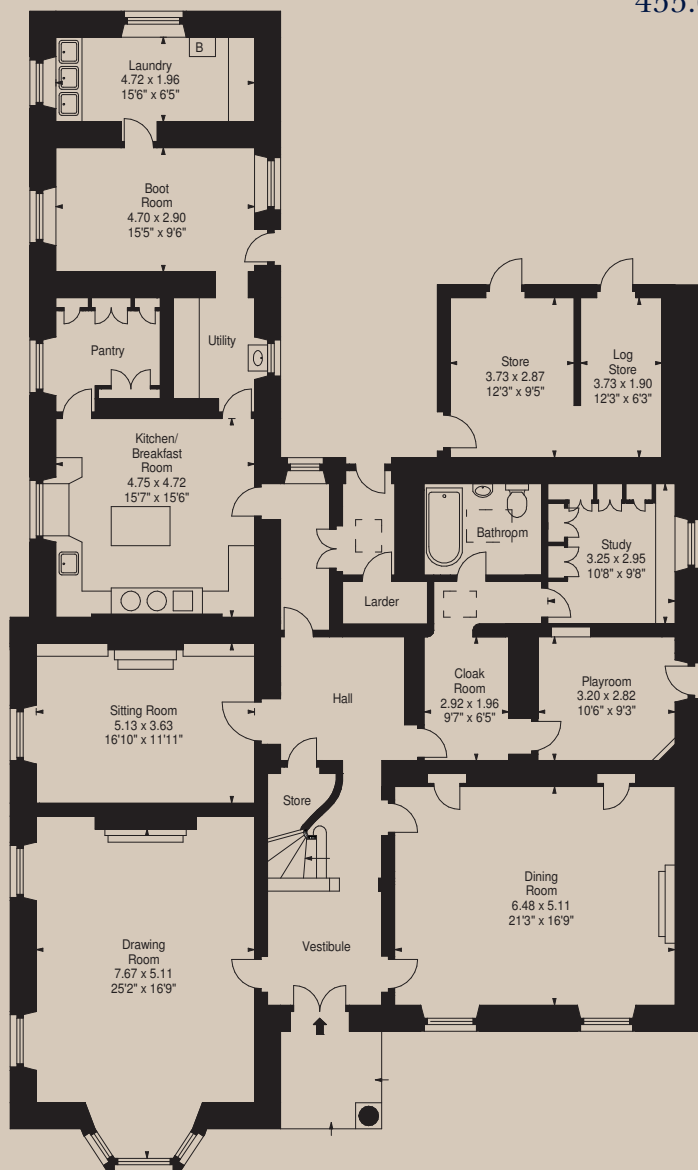


Almondhill House

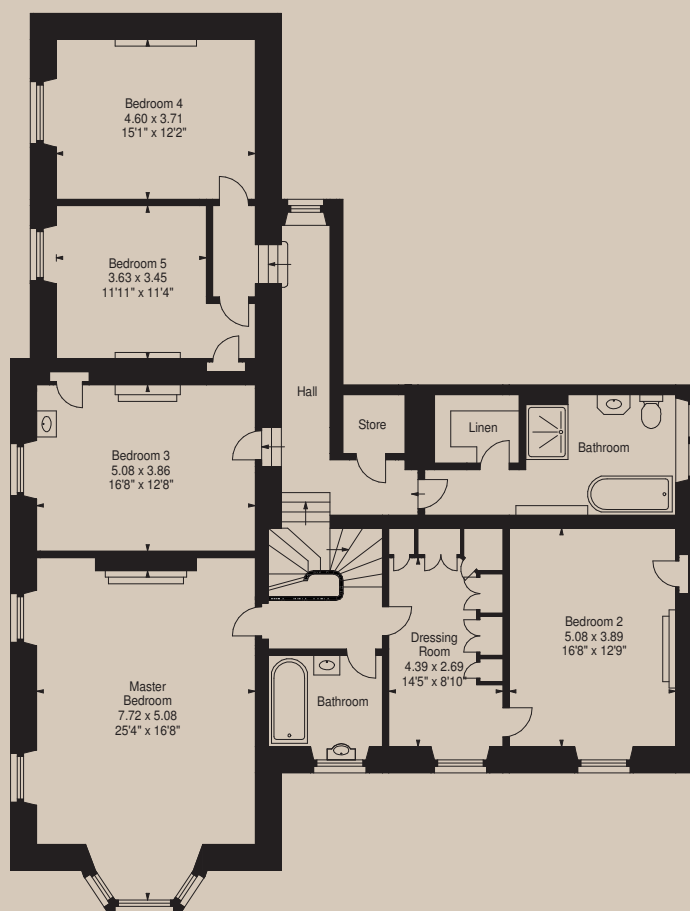
GROSS INTERNAL AREA

455.67 SQ M (4,906 SQ FT) (INCLUDING LOG STORE & STORE)

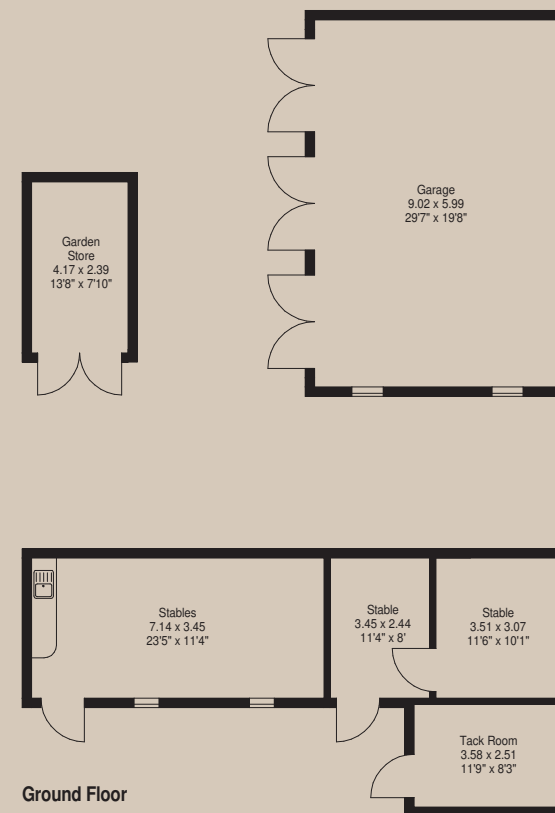
OUTBUILDINGS – 118.08 SQ M (1,271 SQ FT)



Ground Floor



First Floor



Ground Floor

A clawback clause will apply if the buyers of Almondhill House obtain a relaxation to this condition to build in the paddock, giving a share of any uplift in value to the sellers.

Walled Garden (available in addition)

To the side of the property is a walled garden. It has gravel paths, symmetrical lawns and flower beds. There is a greenhouse and a range of fruit cages along the back wall.

The developers intend to apply for planning permission to build in the walled garden in due course. They may be prepared to consider offers to include the walled garden and the end part of the drive, if they reflect its development potential.

Access

Ownership of the front gates and area of woodland in front of the walled garden will be retained by the sellers so that they can access the walled garden. Almondhill House will be granted a servitude right of access over this drive.

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Important Notice

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared March 2019. JM

Exterior photographs taken in 2017.

Interior photographs taken in 2014. House now unfurnished.







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