THE HERMITAGE
26 GILLESPIE ROAD, COLINTON, EDINBURGH
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Delightful and substantial Lorimer house set in beautifully mature grounds

- Entrance vestibule and hall
- Double drawing room
- Vaulted sitting room
- Dining room and kitchen with Aga
- Study / Bedroom
- 8 generous bedrooms, dressing room and attic sitting room
- 4 bathrooms (1 en suite)
- Verandah
- Wonderful mature gardens with south facing lawn
- Driveway and extensive parking
- Detached double garage
- EPC = Rating D

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LOCATION
Gillespie Road is situated in the much sought after Colinton district of Edinburgh, an area about 4 miles south-west of the city centre renowned for quality family houses set in generous gardens. Nearby Colinton village, to the south set on the picturesque Water of Leith offers a good range of specialist shopping, a choice of restaurants, two thriving local churches, tennis club and Bonaly Primary School. Merchiston Castle School is on the edge of the village whilst George Watson’s School and Napier University, Craiglockhart campus are within easy reach. Nearby the Pentland Hills offer a superb variety of country walks and there are a number of golf courses in the vicinity. The Hermitage, 26 Gillespie Road, offers easy access both to the main arterial routes to the city centre and to the city bypass, airport and central Scotland motorway networks.

HISTORY
The Hermitage was built in 1898 for Professor Serolea, the natural son of the King of Belgians, by the renowned architect Sir Robert Lorimer. The Coat of Arms is by the entrance, with an inscription over the doorway of “In Angello Cum Libello” translated as “In a little nook with a little book”. The initials of the Professor and his wife are carved into the stone also. There have been only 4 owners of the house – testament to the quality of the house.

DESCRIPTION
The Hermitage, a delightful and substantial B Listed Lorimer house, is one of the most distinctive houses in the area. The house provides charming, well-presented family accommodation on ground, first and attic floors with a fine blend of formal reception rooms, comfortable bedrooms and excellent family living space. The property retains much of its period charm with a wealth of original features typical of the Arts and Crafts era, including the Inglenook in the drawing room as well as plasterwork and carving in the woodwork.

The front door opens to a spacious vestibule and welcoming hallway from where the principal reception rooms and family living space is accessed. This includes the particularly fine double drawing room, study and the well-appointed dining room and kitchen with Aga. A further family sitting room is situated beyond the kitchen which is a wonderful space with delightful views of the garden. A particular feature of the house is the access to the outside, with several doors leading to the garden, as well as the south facing verandah, perfect for external dining, outside the drawing room.

The impressive stair rises to the first floor, where there are up to 6 comfortable bedrooms, a shower room, family bathroom and separate WC. A further stair rises to the attic level where there are 2 further bedrooms (1 with en suite bathroom) and a comfortable sitting room hallway. This level has been extremely useful for nannies and au pairs, as well as children’s bedrooms.

OUTSIDE
The Hermitage sits in delightful, mature and colourful grounds and is set well back from the road, with a high wall and mature trees providing excellent screening. A tarmac driveway leads to the side of the house where there is parking, as well as to further parking at the rear of the house beside the detached double garage. The garden is set principally to the front of the house with a generous south facing lawn bordered by colourful beds with a range of specimen plants, shrubs and trees.
GENERAL REMARKS

Viewings
Strictly by appointment with Savills - 0131 247 3770.

Fixtures & Fittings
All fitted floor coverings, curtains, light fittings, Aga and white goods are included in the sale.

Listing
The property is Category B listed and lies within the Colinton Conservation Area.

Home Report & Energy Performance
A copy of the full Home Report and Energy Performance Certificate is available on request.

Possession
To be by mutual agreement.

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