



ABERGELDIE

13 MUNRO DRIVE • COLINTON • EDINBURGH





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Truly exceptional family house with stunning south facing landscaped garden

Reception hall

Atrium, dining room and living room

Kitchen/breakfast room, utility room & laundry

Two studies, cloakroom

Wine cellar

Principal bedroom and dressing suite

5 further bedrooms (3 en suite)

Staff bedroom with en suite

Family bathroom and shower room

Cinema, gym and games room

Roof terrace and integral garage

EPC = C



Savills Edinburgh
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LOCATION

Munro Drive is situated in the much sought after Colinton district of Edinburgh, about four miles south-west of the city centre with characterful family houses set in generous gardens. Nearby Colinton Village, on the picturesque Water of Leith, offers a good range of specialist shopping, a choice of restaurants, two thriving local churches and tennis club. Bonaly Primary School is within easy walking distance and Merchiston Castle School is on the edge of the village, whilst George Watson's College and Napier University's Craiglockhart campus are within easy reach. In the vicinity public footpaths give access to the nearby Pentlands Regional Park, offering lovely country walks. Munro Drive offers easy access both to the main arterial routes into the city centre and to the city bypass, the airport and the Central Scotland motorway network.

DESCRIPTION

Abergeldie is a truly exceptional home which has been extensively upgraded based on designs by award winning architect Lorn Macneal, to provide luxuriously appointed and flexible family accommodation over two floors. A bright and welcoming reception hall, flooded by natural light, provides access to a cloakroom, two studies, wine room, open plan dining room, double height glazed atrium, family living room and a superbly appointed kitchen/breakfast room. Beyond lies a utility room and laundry room with connecting door to the integral garage and also a housekeeper/nanny's bedroom with en suite shower room. A corridor from the reception hall also leads past the stunning wine cellar to the east wing which comprises shower room, gym or bedroom and two further bedrooms both with en suite shower rooms. A stairway rises from the reception hall to the first floor accommodation with a sumptuous principal bedroom with dressing area, separate dressing room, spacious and luxurious bathroom and the principal bedroom with south facing window and door to the roof terrace with hot tub. From the landing, a corridor gives access to the games room, a cinema room and three further bedrooms (1 en suite) and a family bathroom.

Outside the property is well screened from Munro Drive with electronically controlled pedestrian gate and vehicular gates, lawn and off-street parking. A particular feature of Abergeldie is the beautifully maintained and landscaped south facing garden with a central water feature, well stocked flowerbeds and mature shrubs and trees. There are extensive areas of lawn and paved terrace which links the garden to the house and provides excellent and secluded outdoor entertaining areas.













GENERAL REMARKS

FIXTURES AND FITTINGS All fitted floor coverings, curtains, cinema equipment, hot tub and light fittings are included in the sale. The Aga and all integrated white goods in the kitchen and utility room are also included. The multi-gym equipment, pool table, living room TV and speakers, wine room furniture, chiller and electric vehicle charging point are all available by separate negotiation.

SERVICES The property has gas fired central heating, supplemented by underfloor heating in all bathrooms and the kitchen.

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.

OFFERS Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

PHOTOS Photographs commissioned 2017.

VIEWING

Strictly by appointment with Savills - 0131 247 3770.

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 2018.

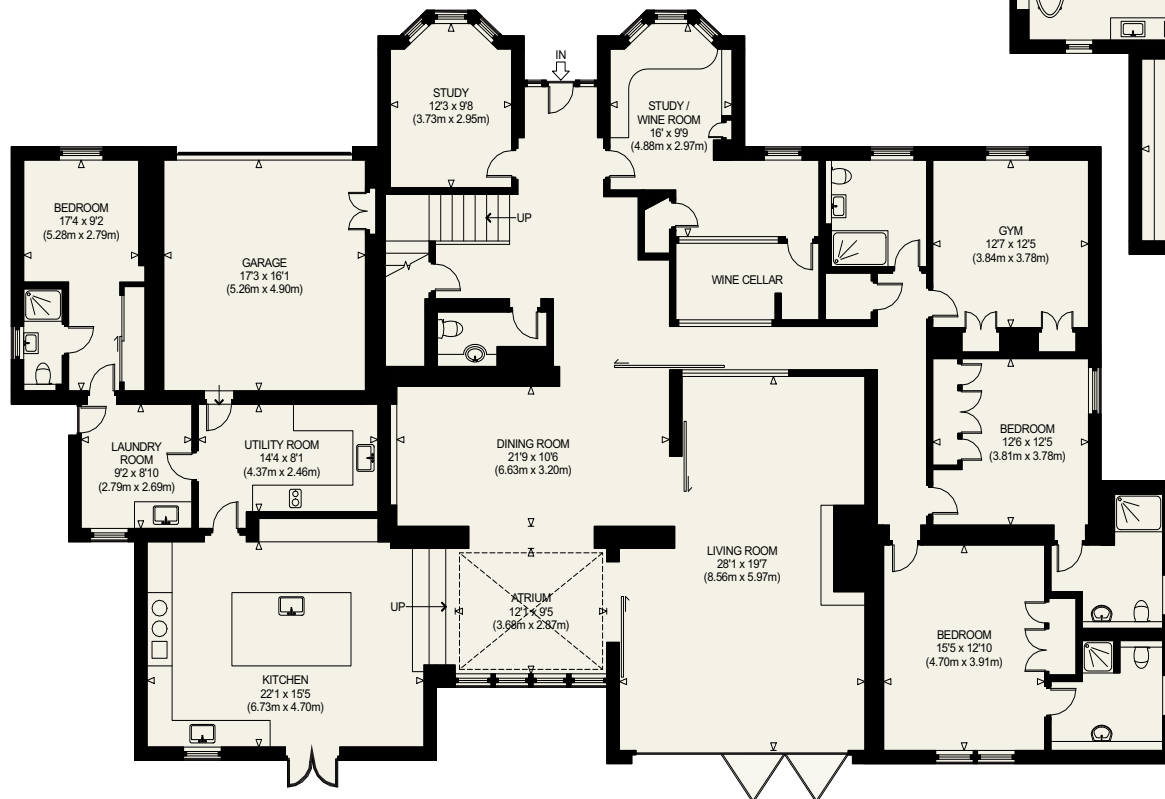


13 MUNRO DRIVE

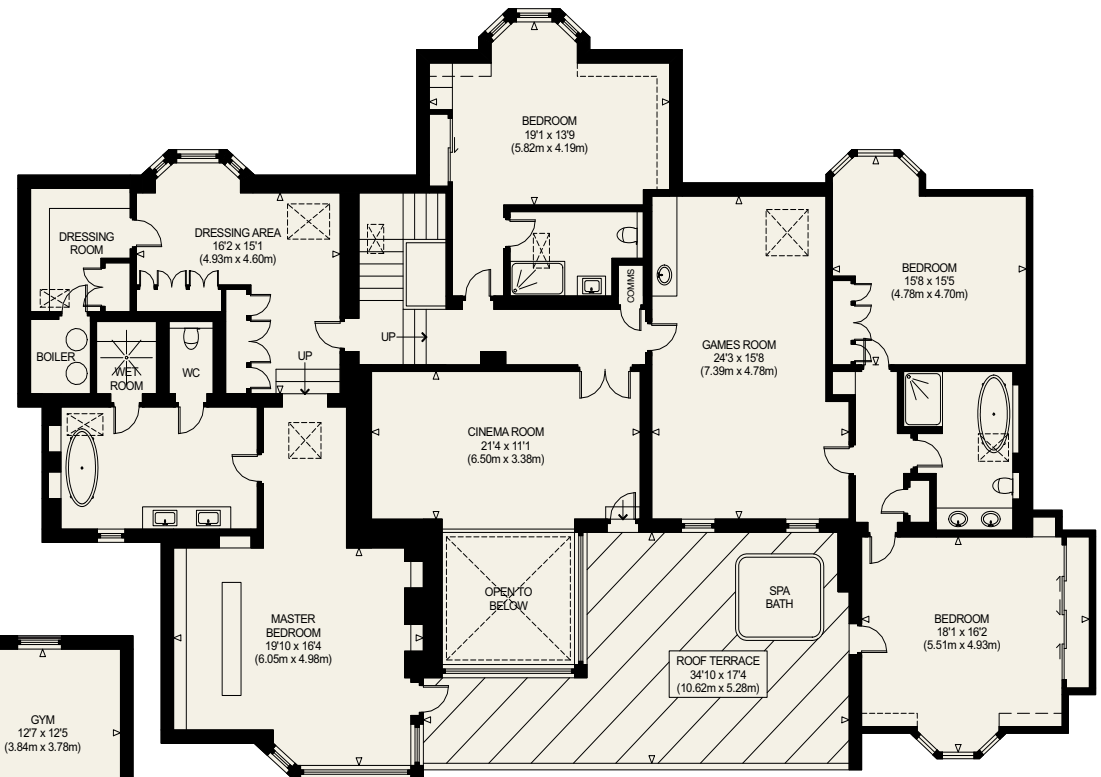
Approximate Gross Internal Area: 6.558 sq ft / 609.3 sq m

(Including areas of restricted height but excluding open to below)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



GROUND FLOOR



FIRST FLOOR





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