

ALEXANDER MILLETT

INTERNATIONAL

SCOTLAND

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A faint, light gray background map showing the Ormiston Castle area. The map features a network of roads, including a prominent road running vertically on the left side, and various land parcels outlined in thin lines. The overall style is minimalist and technical, typical of a planning or historical map.

ORMISTON CASTLE

WEST LOTHIAN

OVERVIEW

A rare Scottish baronial estate of scale and substance, Ormiston Castle unites 19th-century grandeur with 21st-century performance

Set within fifteen acres of private parkland just outside Edinburgh, Ormiston Castle is an architectural landmark of rare scale and provenance, designed in 1851 by David Bryce and now reimagined as a modern estate with a strong commercial foundation. This six-bedroom baronial home unites historical gravitas with refined contemporary living, its grand reception rooms, landscaped grounds and equestrian facilities offering both aesthetic beauty and operational versatility.

Beyond its architectural presence, Ormiston Castle performs as an intelligent investment. The estate currently generates over £445,000 in net annual cash flow, with scope to exceed £1.1 million through enhanced occupancy and direct-booking growth. Weddings, private events and curated partnerships present further opportunities to expand yield, while the elimination of third-party fees and efficient ownership structures offer clear avenues to increase return. Few heritage assets in proximity to Edinburgh deliver such transparent profitability alongside enduring capital appreciation.

For discerning buyers, whether private collectors, lifestyle investors or hospitality operators, Ormiston Castle represents the convergence of heritage, performance and possibility. It is both a statement of taste and a working asset: a place where beauty pays dividends, and every architectural detail supports a legacy of living well and investing wisely.



Ormiston Castle’s financial trajectory is as compelling as its architectural heritage.

This summary outlines the financial and operational performance of Ormiston Castle, presenting a clear view of its current position and projected growth. Based on verified trading history and forward budgeting, the estate demonstrates consistent income with defined pathways for expansion across weddings, corporate events, and direct bookings. The figures below illustrate both near-term cash flow potential and long-term asset appreciation, offering transparency around return timelines, margin improvement, and the scalability of a proven heritage property model.

- **Asset Guide Price:** £4.2 million.
- **Projected Net Cash Flow (2026):** c. £445,000, based on forward budgeting and prior years’ verified performance.
- **Forecast Net Cash Flow (2027):** up to £1.1 million, reflecting expanded wedding and event operations.
- **Indicative Payback Period:** 5–9 years, depending on speed of revenue growth and reinvestment strategy.
- **Current Gross Booking Revenue:** £311,138 (124 nights across Direct, Airbnb & VRBO).
- **Forecast Growth Drivers:**
 - Wedding venue hire: increasing from 2 to 4 per month by 2026, with capacity to scale to 5–6 during peak season 2027.
 - Corporate events: up to 8 weekday sessions per month, hosting 50 guests at £60 per head.
 - Airbnb and direct rentals: maintaining high weekend occupancy during non-event weeks.
 - Catering, décor, AV & marquee services: growing in tandem with event volume, projected to double by 2027.
- **Profit Margin:** 35–40% under existing model, with potential uplift to 45%+ via direct bookings and integrated event services.
- **Direct Booking Advantage:** ~£22,000 annually recoverable through fee avoidance.
- **Asset Growth Outlook:** Heritage properties within proximity to Edinburgh have historically achieved 5–7% annual capital appreciation, supporting medium- to long-term value growth.

All financial figures and projections are provided by the vendor and for illustrative purposes only. These have not been verified by Alexander Millett only the vendor, any further enquiries may be made on the financial income and forecasts which will be passed directly to the owner for confirmation they are based on current trading data, forward budgets, and reasonable operational assumptions. They do not constitute guarantees of future performance and may vary with market conditions, occupancy rates, or management strategy. Further financial detail and supporting documentation are available upon enquiry.



GUIDE PRICE

£4,200,000

TENURE

Freehold

LOCAL AUTHORITY

West Lothian

SIZE

8,845 SQ FT

DETAILS

- Architect: David Bryce (1851), Scots Baronial style
- Location: Near Edinburgh, Scotland
- Acreage: 15 acres of landscaped gardens, woodland, and paddocks
- Restoration: Complete three-year refurbishment to the brick
- Reception Rooms: Five grand rooms with original parquet floors and marble fireplaces
- Dining Room: Victorian ostrich wallpaper, Harris Tweed bay seating, crystal chandeliers
- Kitchen: Clive Christian design with Aga, handmade cabinetry, granite surfaces
- Pantry: Original Belfast sink, NEFF appliances, antique chandelier
- Cinema: 1930s Art Deco style with Sistine Chapel ceiling and surround sound
- Pub: Traditional Highland bar with patio access
- Bedrooms: Five luxury suites, including a principal with dressing room and private sitting room
- Bathrooms: Italian marble and Heritage fittings throughout
- Technology: Loxone smart home system, underfloor heating, advanced security
- Outbuildings: Stable block and equestrian paddocks
- Leisure: Tennis court, waterfall, and Grade C listed Gogar Burn bridge
- Access: Gated entrance, turning circle with fountain, and ample parking



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 3321 SQ FT / 308.5 SQ M

BASMENT
GROSS INTERNAL
FLOOR AREA 1168 SQ FT / 110.4 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 4361 SQ FT / 405.1 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 433 SQ FT / 40.2 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 629 SQ FT / 58.4 SQ M



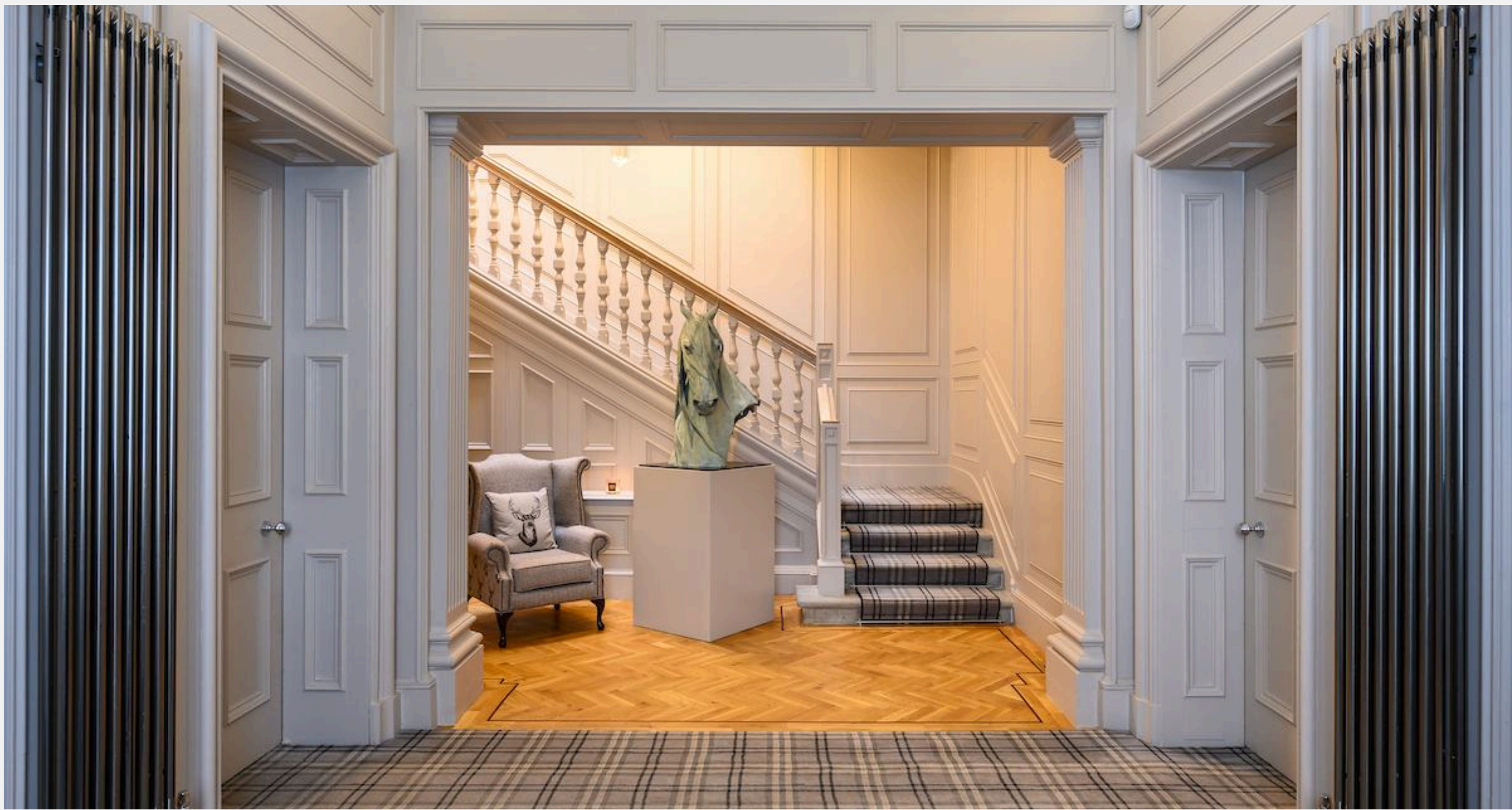
TRAIN STATION

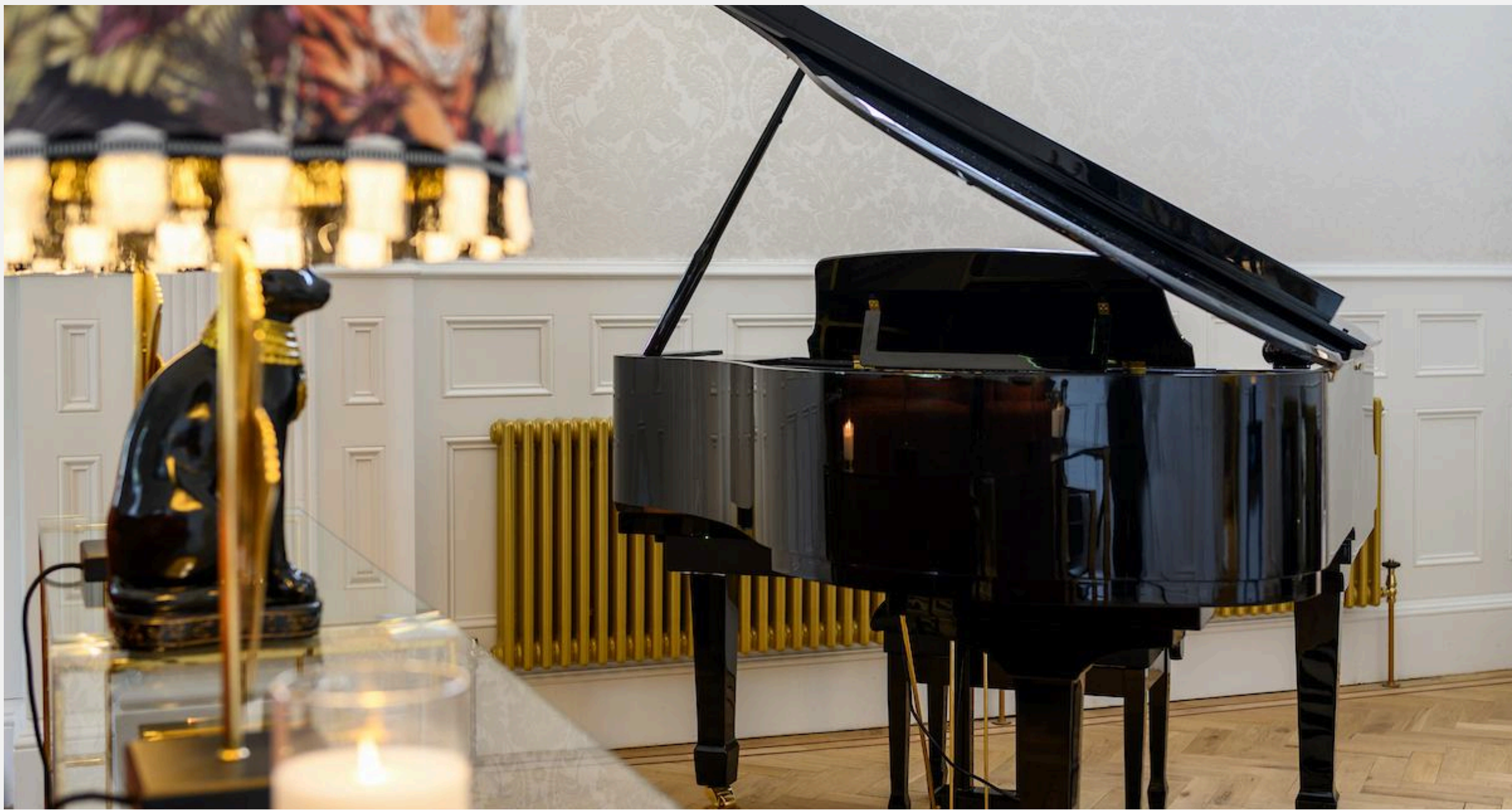
Edinburgh Station 13 miles / 30 min by car

AIRPORT

Edinburgh Airport 11 miles / 25 min by car







Enquire

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