



MONTGREENAN
PROPERTY GROUP



Illieston Castle

Edinburgh, EH52 5PD

Offers in excess of £1,100,000



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Illieston Castle

Edinburgh, EH52 5PD

***** CLOSING DATE SET FOR
MONDAY 20TH NOVEMBER @ 11am

Montgreenan Property Group are absolutely delighted to present to the market Illieston Castle.

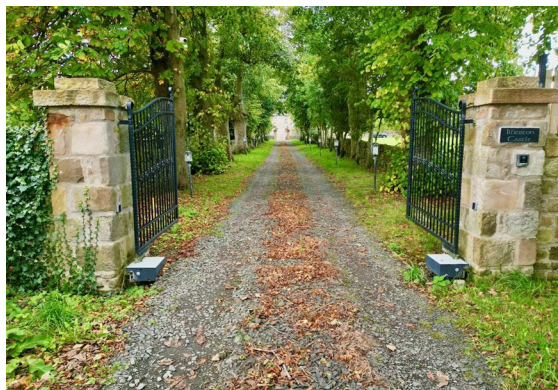
Set within private picturesque sweeping countryside grounds (circa) 20 acres & bordering the River Almond complete with its own fishing rights.

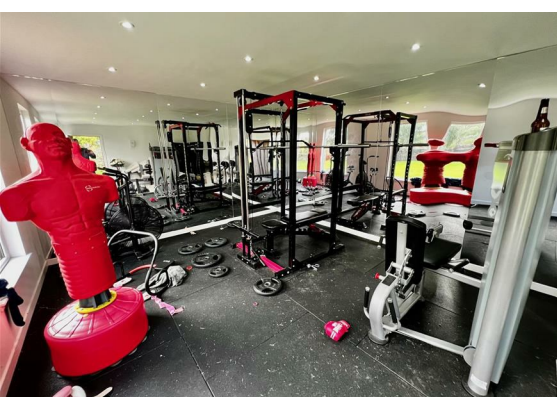
It is one of THE finest country residencies to grace the Scottish market in recent years & is sure to appeal to a vast array of purchasers both locally & internationally.

Richly steeped in history, Illieston is thought to date back to the late 16th century when it served as the Royal hunting seat of the Kings of Scotland, most notably James II & James IV. The lands of Illieston have been mentioned as far back as the 1200s & the Roman name Halistonium was once used.

Despite it's enviable countryside setting, Illieston is also very easily accessible for commuting either locally into Edinburgh City -11 miles, Glasgow-36 miles or internationally via Edinburgh Airport which is only 5.9 miles away.

Having been fully renovated throughout by the current vendor to an incredibly high standard, Illieston walks the fine line of combining the period features & craftsmanship of a bygone era with all the finest mod cons that one would expect from such a luxurious stately





home.

Ground subjects comprise; vestibule, reception hall, drawing room, WC, sitting / dining room & a fully fitted kitchen diner with utility room off. An alluring turreted staircase connects all floors.

1st hosts "Kings Room", bathroom & bedroom.

2nd hosts 3 further bedrooms (master ensuite) & a stylish shower-room.

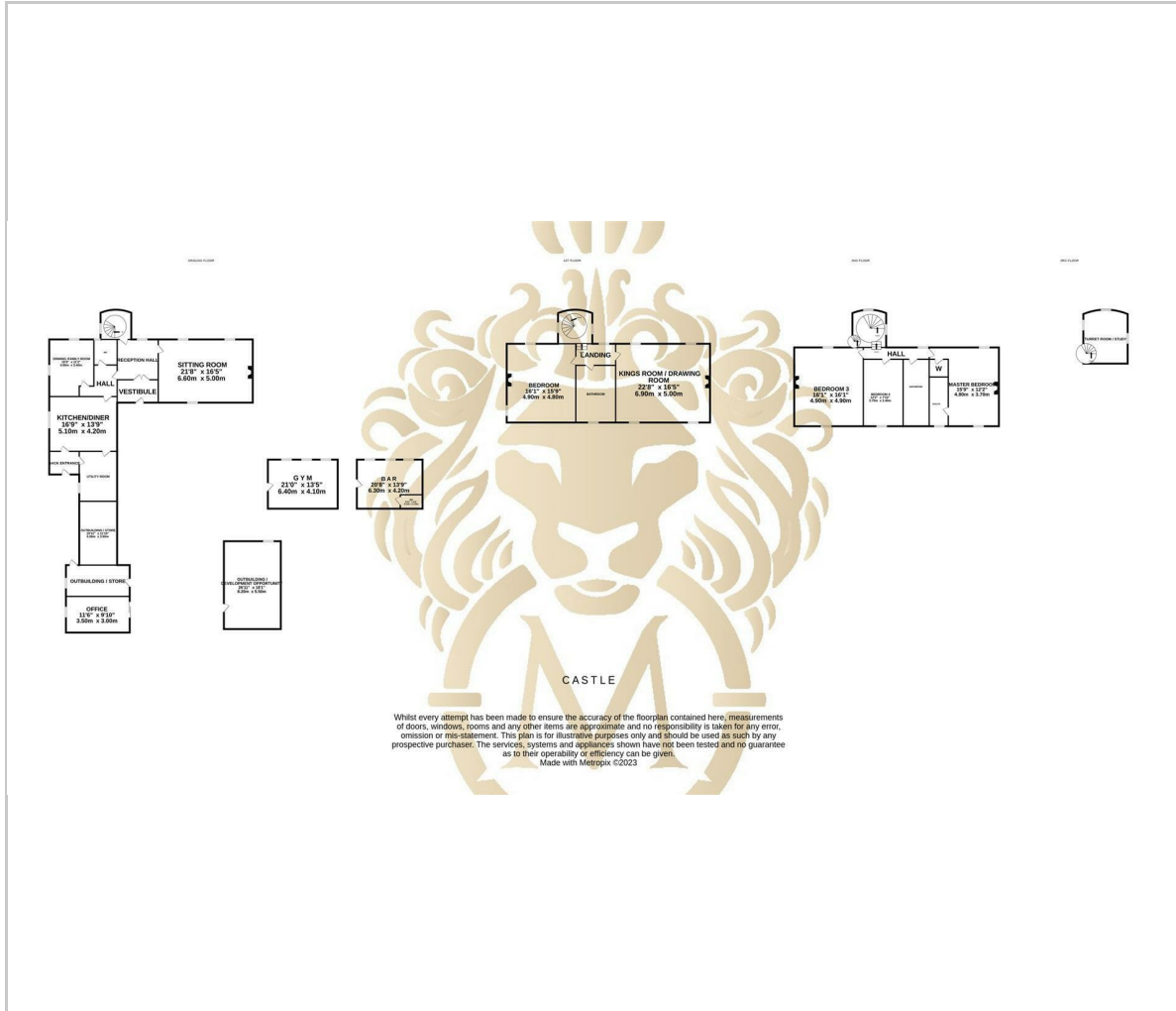
3rd hosts watch tower.

External benefits include; wine-bar, gym, office & many outbuildings offering further development opportunities (subject to relevant planning approval).

The magnificent manicured grounds are vast & will lend themselves well to a multitude of different purposes.

The magical walled garden is perfect for outdoor entertaining.

Floor Plan



Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

