



33 Brunstane House, Brunstane Road South
BRUNSTANE | EDINBURGH | EH15 2NQ


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Dating from 1639 this category "A" listed historic home was built for the Duke of Lauderdale and was extended over the years by renowned architects Sir William Bruce and William Adam. Spanning over an impressive 5,300 square feet this property now requires modernisation and boasts opulent period features, outbuildings, a garage and large garden grounds. One of the first Scottish properties to employ sash and case windows the home is entrenched in rich Scottish history and has the potential to make an ideal home within easy reach of Portobello beach, the train station which gets you to Waverley in under 10 minutes and the vast open countryside and golf courses of Edinburgh and East Lothian.

The property comprises a wide and welcoming entrance hallway, a spacious sitting room with overmantle plaster tableaux and dado wainscot panelling, a large dining kitchen with utility and shower room and downstairs is completed by a bedroom or ideal office. Following up a stone circular turnpike staircase the first level enjoys a principal bedroom with en-suite, two further double bedrooms and a library with study off. The top level benefits from a drawing room/ ballroom, grand bedroom with a nursery off and two additional double bedrooms. Externally the property has outbuildings, a garage and a substantial garden mainly laid to lawn with attractive tress, shrubs and colourful bushes



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





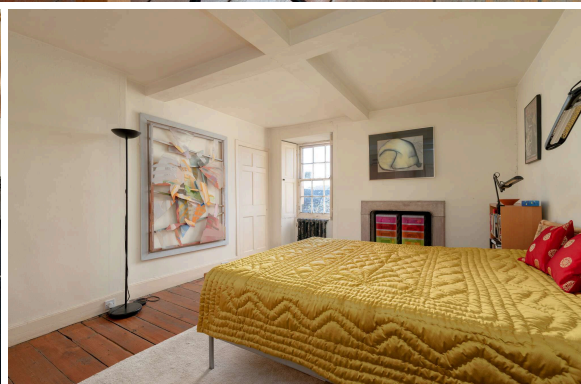
- Semi-detached section of Brunstane House with outbuildings and garage
- Dating from 1639 for the Duke of Lauderdale and steeped in Scottish history
- Stunning period features and designs
- Completed by world renowned architects Sir William Bruce and William Adam
- Close to Portobello beach, the city by-pass and Brunstane station which gets to Waverley in under 10 minutes.
- Enviably set over 5,300 square feet though now requiring modernisation.
- Expansive garden grounds.
- Welcoming hallway, dining kitchen, utility
- Three grand reception rooms, Seven double bedrooms and three bathrooms

EPC Rating E, Council Tax Band F.

All fixtures and kitchen appliances will be included in the sale.



Brunstane is a highly sought-after suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello with the beach, promenade and artisan cafes and restaurants conveniently close. Both private and state schooling is well represented from nursery to senior level, with the Queen Margaret University and Jewel and Esk Valley College catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town. Brunstane railway station is moments away getting you to Waverley in less than 10 minutes and the A1, City Bypass and main motorway networks are also within easy reach.



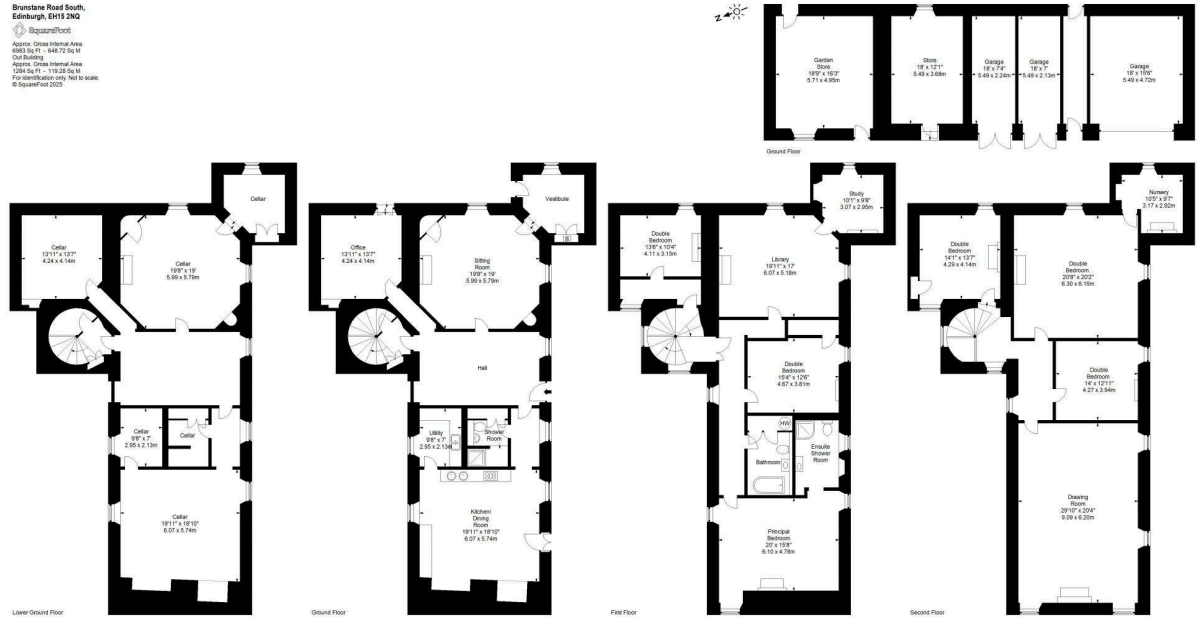




Brunstane Road South,
Edinburgh, EH15 2HQ

SquareFoot

Approx. Gross Internal Area
6000 Sq Ft - 6487.72 Sq Ft
Out Building
Approx. Gross Internal Area
1284 Sq Ft - 119.28 Sq Ft
For identification only. Not to scale.
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