

MILLBURN TOWER

Gogar, Edinburgh, EH12 9BS



A REMARKABLE HISTORIC COMMERCIAL PROPERTY WITH DETACHED LODGE ACCOMMODATION, SET WITHIN MAGNIFICENT MATURE GROUNDS ON THE WESTERN EDGE OF EDINBURGH

Summary

- Historic B Listed castellated country house converted to commercial use in recent times
- Opportunity for residential conversion or redevelopment at Millburn Tower, subject to the necessary planning and statutory consents.
 - Separate detached lodge house
 - Exceptional reception rooms
- Walled garden and mature gardens (c.12.97 total acreage)
 - Garaging and outbuildings
- Highly accessible Edinburgh location
- Close to Edinburgh Airport, the City Bypass and city centre

Offers Over: £1,800,000



INTRODUCTION

Millburn Tower is an exceptional historic property occupying a remarkable private setting within mature wooded grounds on the western edge of Edinburgh. Combining architectural grandeur, rich history and outstanding accessibility, the property represents a rare opportunity to acquire a substantial period building accompanied by a charming detached residential lodge.

Approached through established grounds that create an immediate sense of arrival, the property enjoys an enviable position surrounded by mature specimen trees, open lawns and far-reaching views across Edinburgh and the Pentland Hills beyond. The combination of a historic estate setting and excellent access to the city centre, Edinburgh Airport and Scotland's principal road network makes Millburn Tower one of the capital's most distinctive property opportunities.

Millburn Tower is currently in office use and offers significant potential for a range of future uses, including residential conversion or mixed-use redevelopment, subject to obtaining the necessary planning and statutory consents.

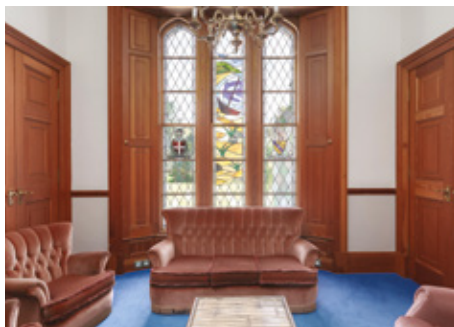
MILLBURN TOWER

Millburn Tower is a striking and highly distinctive historic B Listed building occupying a wonderful position within mature grounds on the western edge of Edinburgh. Rich in architectural character and period detail, the property combines elegant formal accommodation with extensive ancillary space, creating a building of considerable versatility and appeal.

The principal reception rooms are particularly impressive, featuring exceptional ceiling detail, handsome fireplaces and a magnificent windows overlooking the grounds. The scale and proportions of the rooms provide an outstanding setting for a variety of uses, whilst retaining the grandeur synonymous with the building's history.



Office 4



Throughout the property, original architectural features contribute to a strong sense of heritage and distinction. Decorative plasterwork, fine timber joinery, large sash and case windows and impressive ceiling heights combine to create interiors of considerable elegance and character.



Board Room



Filing Library

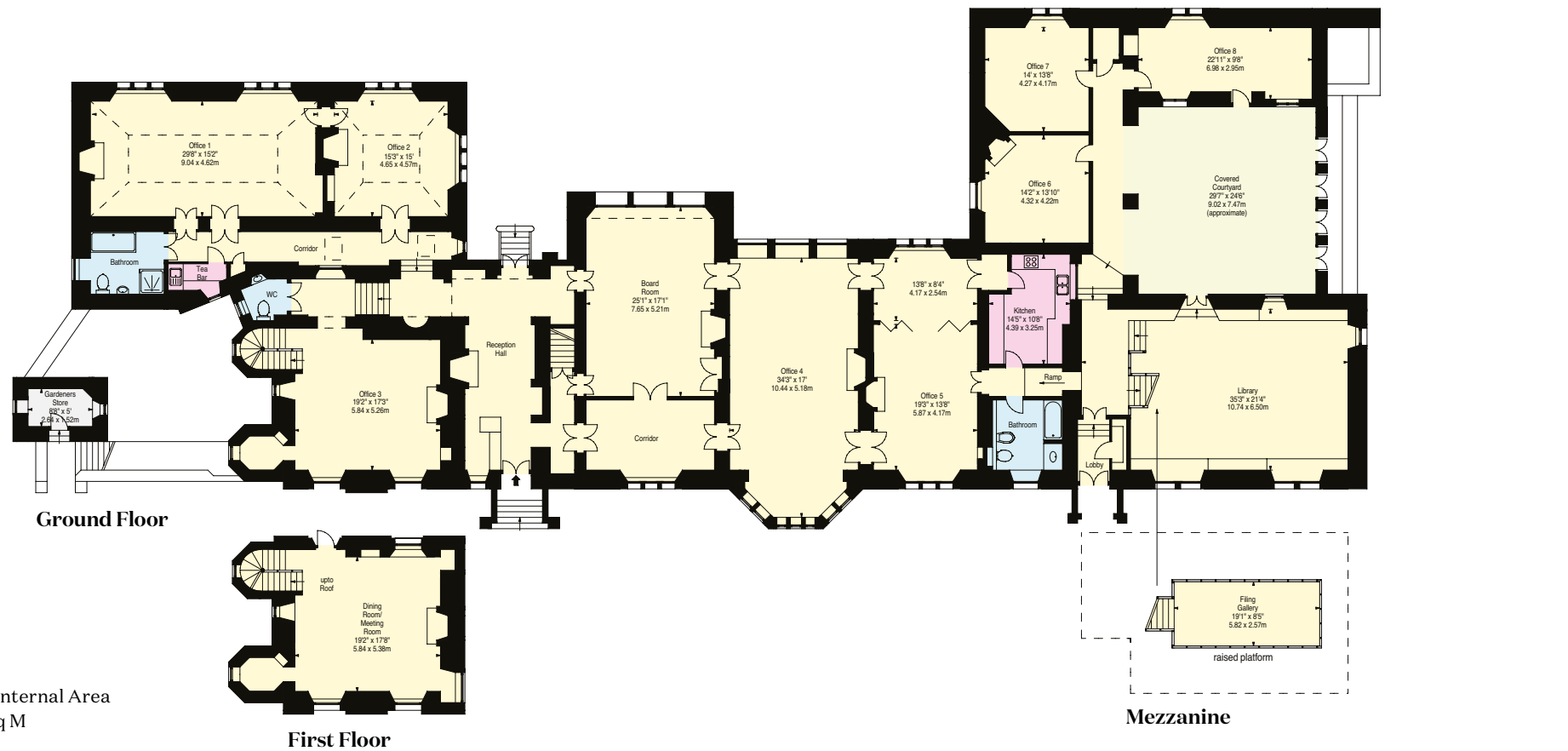
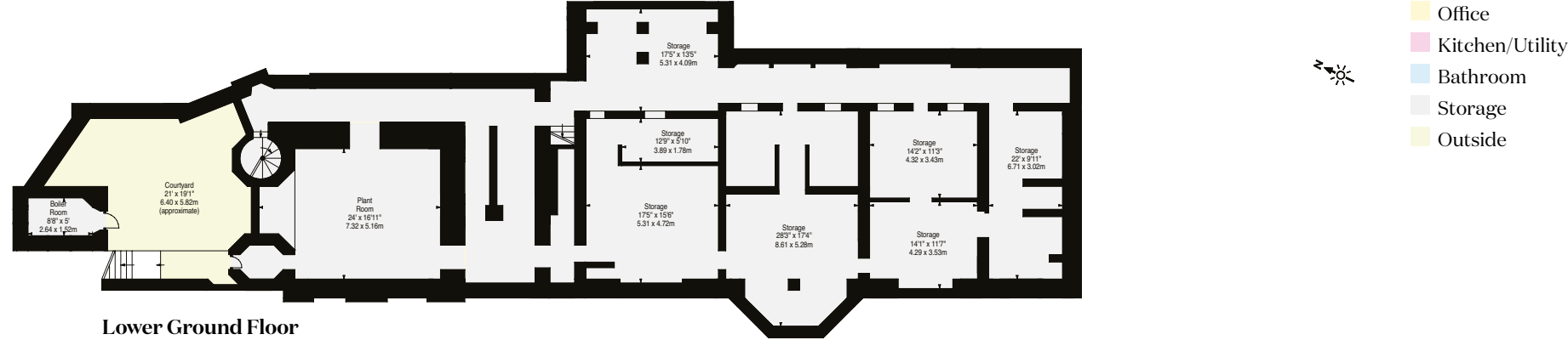




Beyond the principal accommodation, Millburn Tower provides extensive ancillary space offering flexibility for a range of occupiers and future uses. The layout may lend itself to continued commercial occupation or alternative uses, including residential conversion, subject to obtaining the necessary consents.

The accommodation is complemented by a substantial range of outbuildings including a large garage, tractor shed, potting shed and kennel, providing excellent storage and operational facilities.

The combination of a distinguished historic building, residential lodge house accommodation and beautifully established grounds create a rare opportunity to acquire one of Edinburgh's most unique properties.



Approximate Gross Internal Area
9731 Sq Ft - 904.01 Sq M

Net Internal Area
Ground Floor: 4329 Sq Ft - 402.16 Sq M
First Floor: 326 Sq Ft - 30.29 Sq M
Mezzanine: 161 Sq Ft - 14.96 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

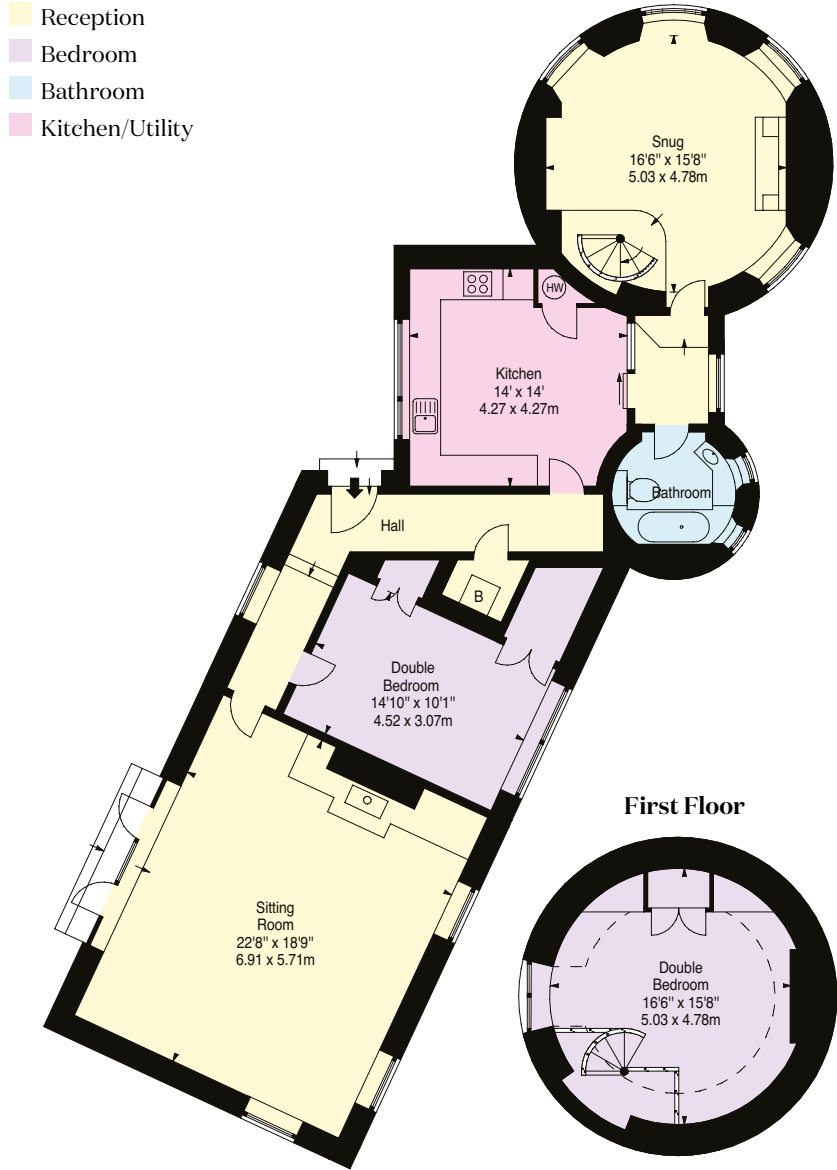


MILLBURN LODGE

Positioned separately from Millburn Tower, Millburn Lodge provides valuable detached residential accommodation and is an attractive property in its own right.

The lodge offers comfortable accommodation arranged over two floors, including a sitting room, snug, kitchen, bathroom and two double bedrooms. Constructed in a distinctive circular form and surrounded by mature planting, it enjoys a private setting within the wider estate.

The lodge is currently used as a private residence and offers excellent potential for guest accommodation, staff accommodation, multi-generational living or rental use, subject to any necessary consents.



Ground Floor

Approximate Gross Internal Area
Millburn Lodge: 1515 Sq Ft - 140.74 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

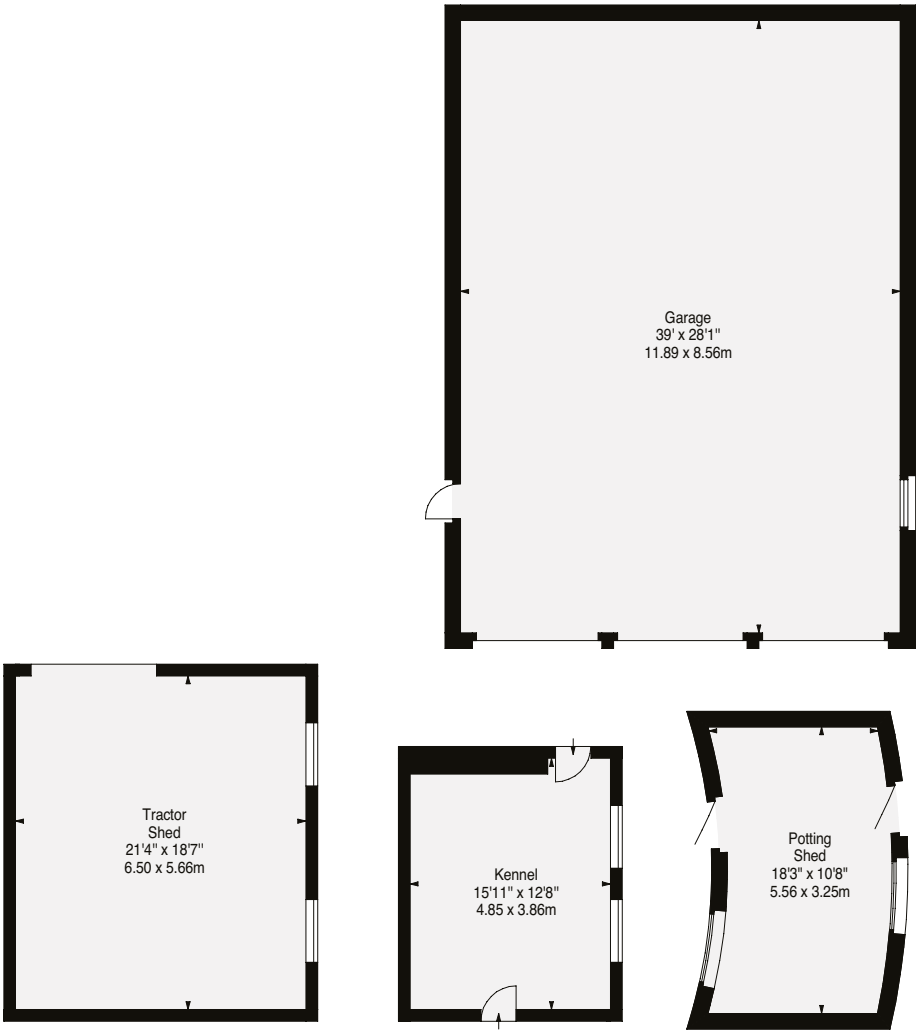
The grounds are a defining feature of Millburn Tower. Mature specimen trees, expansive lawns and established gardens create an atmosphere more commonly associated with a rural estate than a property situated within Edinburgh’s city boundary.

The elevated position provides attractive views across the surrounding landscape towards the Pentland Hills, while the extensive planting ensures privacy and shelter. The grounds offer exceptional amenity and provide a beautiful setting for both the principal house and lodge.

A range of garages and outbuildings further enhance the property’s practicality and offer useful storage, workshop and estate facilities.



Outbuildings/ Storage



Approximate Gross Internal Area

Outbuildings: 1963 Sq Ft - 182.36 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

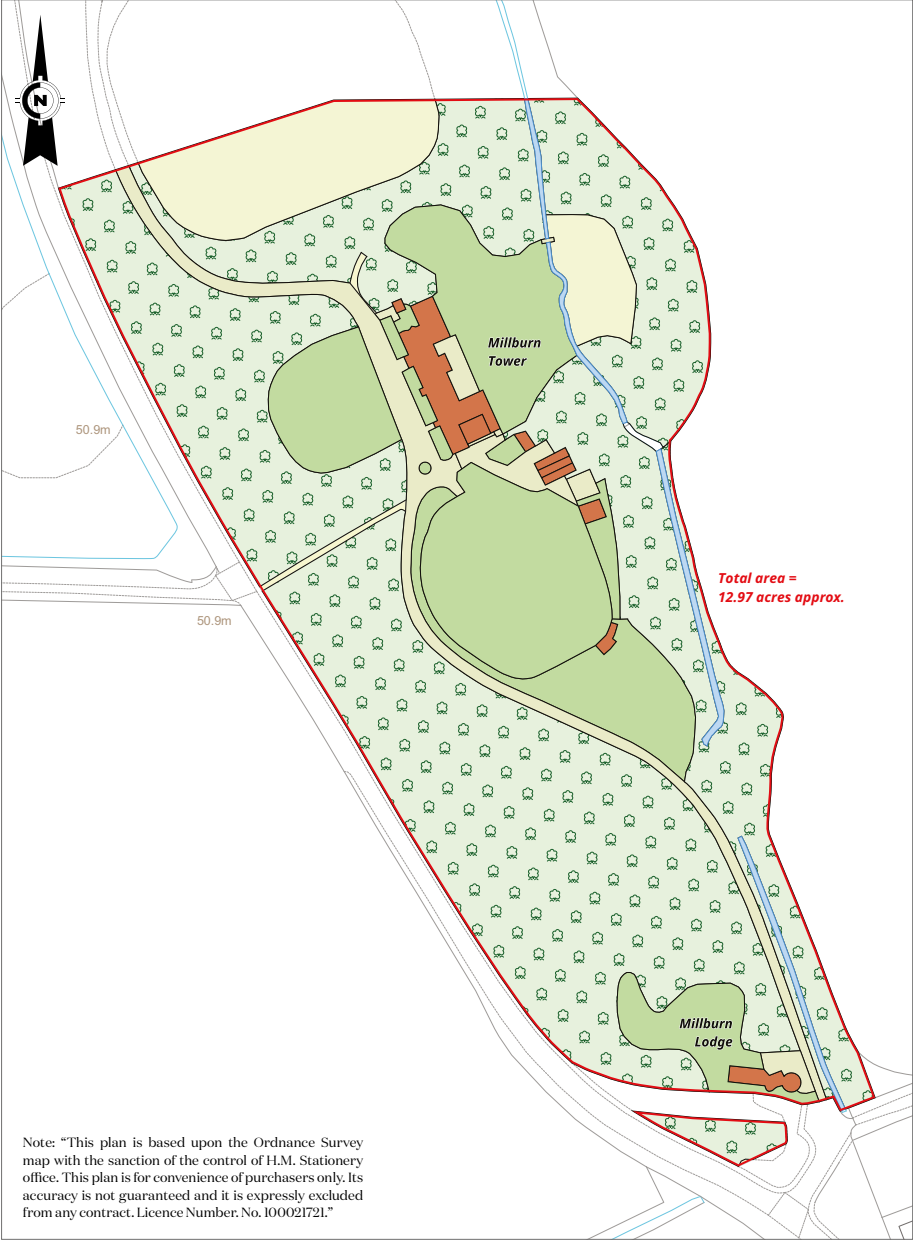
Millburn Tower and Millburn Lodge enjoy a remarkable setting on the western edge of Edinburgh, occupying mature grounds that create a rare sense of privacy, seclusion and rural character. Despite feeling more akin to a country estate than a city property, the estate is exceptionally well placed for access to Edinburgh’s extensive amenities, business districts and transport connections.

Surrounded by established woodland and open green space, the property offers a lifestyle rarely found within the capital. The mature grounds and peaceful setting provide an atmosphere of tranquillity and escape, while remaining only minutes from Edinburgh Park, The Gyle Shopping Centre and Edinburgh Airport. Edinburgh city centre is readily accessible, offering an outstanding range of cultural attractions, restaurants, galleries, retail destinations and business facilities.

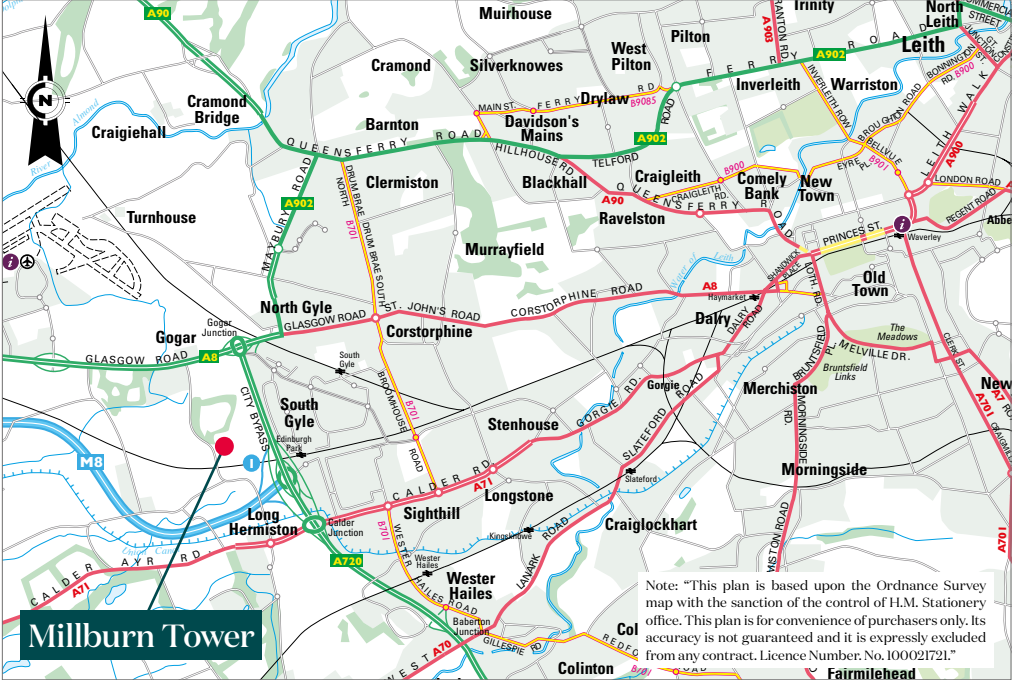
The area provides an excellent balance between city convenience and outdoor recreation. Nearby Cammo Estate, the Water of Leith Walkway and Corstorphine Hill offer extensive walking and cycling routes, while the Pentland Hills Regional Park provides exceptional opportunities for hill walking, riding and other country pursuits. Golf is particularly well catered for, with The Royal Burgess Golfing Society, Turnhouse Golf Club, Ratho Park Golf Club and Murrayfield Golf Club all within easy reach, together with the extensive leisure facilities available at the nearby David Lloyd Club.

Edinburgh is renowned for the quality of its schooling and higher education. The property is conveniently located for many of the city’s leading independent schools, including Fettes College, Erskine Stewart’s Melville Schools, St George’s School for Girls, George Watson’s College and Merchiston Castle School. Excellent state schooling is available locally, while Heriot-Watt University and Edinburgh Napier University are both nearby.

Transport connections are exceptional. Edinburgh Airport is only a short drive away, while nearby tram and rail services provide convenient links to the city centre and beyond. The City Bypass and Scotland’s central motorway network are readily accessible, allowing efficient travel throughout Scotland and to destinations further afield.



Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Neil Scott

0131 222 9600

neil.scott@knightfrank.com

Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

knightfrank.co.uk

PROPERTY INFORMATION

Services: Mains electricity and water. Oil fired heating system.

Local Authority: The City of Edinburgh Council

Rateable Value: Millburn Tower: £78,400 1st April 2026

Council Tax: Milliburn Lodge: Band G

Tenure: Freehold

EPC and Asbestos: Millburn Tower - Commercial EPC E, potential A. The Lodge - Residential EPC F, potential band C. Asbestos Report available upon request.

Postcode: EH12 9BS

Viewings: Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Toby Withall

0131 222 9616

toby.withall@knightfrank.com



Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.

