

LAND AT TORDUFF ROAD

BONALY, EDINBURGH, EH13 OPB



CULLERTON'S

PICTURESQUE SETTING

with far-reaching country and city views



Set on the south-east side of Torduff Road, this exceptional parcel of land extends to approximately 2.5 hectares, or 6.1 acres, on the edge of the Pentland Hills Regional Park. The scenic location sits privately within its historic surroundings and offers a potential opportunity to acquire a substantial piece of land in a sought-after Edinburgh setting.



Bonaly Tower



Bonaly Tower



FEATURES

Land extending to 2.5 hectares (6.1 acres)

Positioned on the edge of the Pentland Hills Regional Park

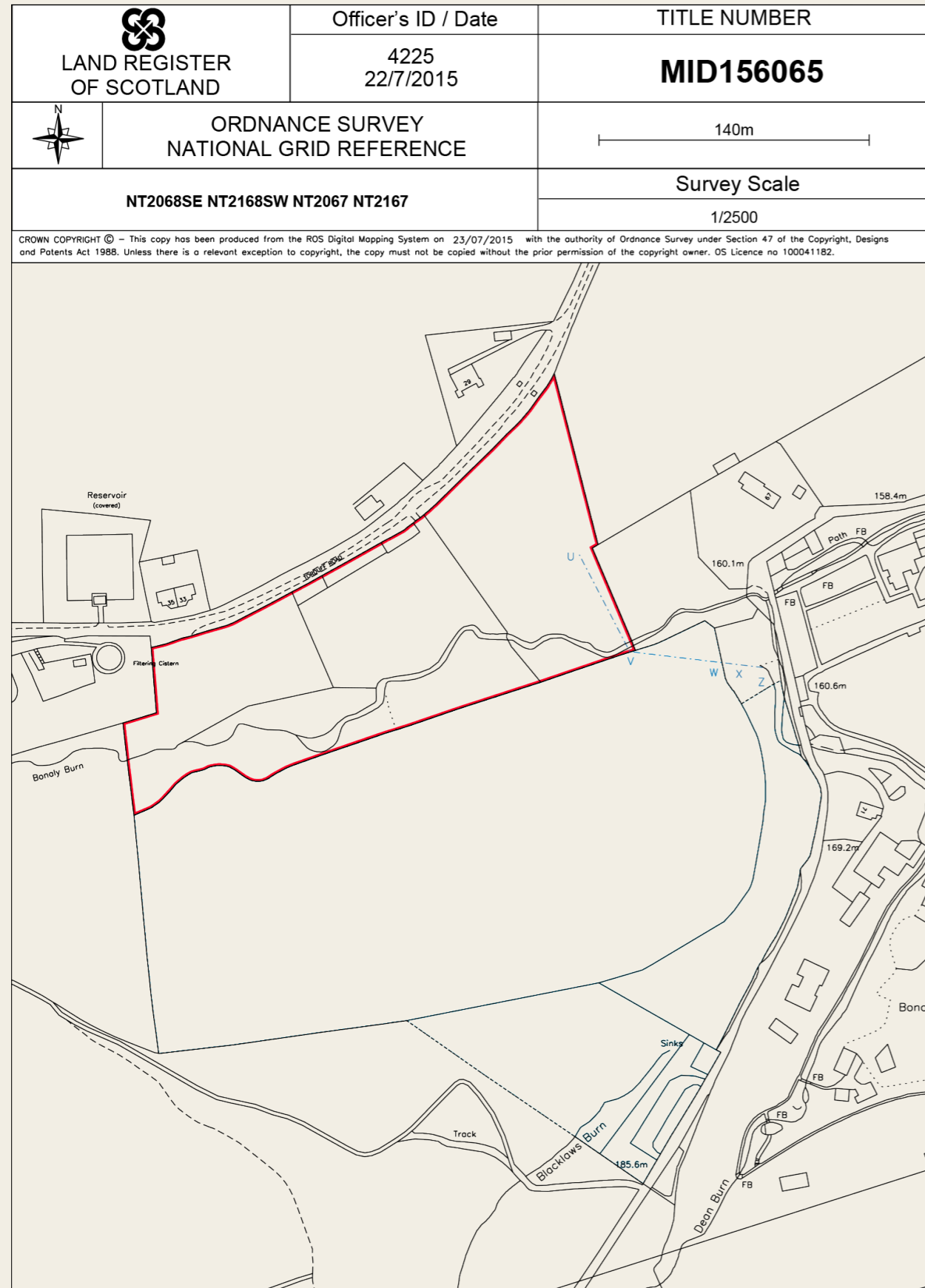
Historically part of the policies of the Category A (Grade I) listed Bonaly Tower

Picturesque setting with far-reaching country and city views

The land lies beside Bonaly Tower, the William Playfair-designed, Category A (Grade I) listed house, and forms part of the former policies and farmlands historically associated with the estate. The setting, with its rolling countryside, mature greenery and far-reaching views, creates a wonderful sense of seclusion, while still being only five miles south-west of Edinburgh city centre.

The land is conveniently accessed in two places via Torduff Road. It has a gentle south-facing slope and water can be accessed from the burn that runs along the southern boundary. The land is situated within Edinburgh's Green Belt. Any planning enquiries should be addressed to the Planning Department of the City of Edinburgh Council.

The land lies within the Edinburgh Green Belt. There is currently no planning permission in place, and any future enquiries should be directed to the Planning Department of the City of Edinburgh Council. Purchasers should satisfy themselves in relation to planning, services, access, and all other matters relating to their intended use.



"...a building of international significance, protected by Category A (Grade I) listing."

BONALY TOWER *and its historical context*

Bonaly Tower was once the country residence of Lord Henry Cockburn. The original farmhouse dates from the 1700s and was acquired by Cockburn in 1810, before being extended to designs by the celebrated architect William Playfair in 1839, with later additions following in the nineteenth century. Today, it stands as a building of international significance, protected by Category A (Grade I) listing. The land's close association with this important house gives it a sense of heritage and distinction.



BONALY

Colinton and the wider area

Situated just over five miles south-west of Edinburgh city centre, the area enjoys an enviable balance of countryside beauty and city convenience. Bordering the Pentland Hills Regional Park and close to the charming village of Colinton, the area is loved for its leafy surroundings, heritage architecture and atmosphere.

Outdoor life is a defining part of this location. The Pentland Hills provide an extraordinary natural playground for walking, cycling and riding, while Colinton Dell, the Water of Leith and surrounding green spaces bring woodland walks and wildlife close to hand. The area also offers an excellent choice of sporting and leisure amenities, including golf, tennis, snowsports and fitness facilities.

Neighbouring Colinton offers local shops, cafés, pubs and village conveniences, while nearby Morningside and Bruntsfield provide a wider range of supermarkets, independent retailers, restaurants and coffee shops. Excellent schooling is a significant draw, with respected local state options (including nearby Bonaly Primary School, St Mark's RC Primary School, Firrhill High School, St Thomas of Aquin's RC High School), alongside some of Edinburgh's best-known independent schools, with Merchiston Castle School being just over a mile away.

The area is also particularly well connected via the City Bypass, with easy access to Edinburgh Airport and the wider motorway network. Bus services, nearby tram access and two railway stations support public travel with ease.



CULLERTON'S

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