



THE HORSEMILL

Brunstane Home Farm, Edinburgh, EH15



A TRULY EXCEPTIONAL OPPORTUNITY TO ACQUIRE THE HORSEMILL, A BEAUTIFULLY CONVERTED AND ARCHITECTURALLY SIGNIFICANT HOME

Set within the historic steading of Brunstane House, one of Edinburgh’s oldest country estates dating back to the 14th century and an 8 minute journey to Edinburgh Waverley.

		
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Local Authority: The City of Edinburgh Council
Council Tax band: F
Tenure: Freehold

Offers Over: £675,000



DESCRIPTION

Conversions of this calibre are exceptionally rare. Defined by its remarkable hexagonal footprint, original stonework and unique character, The Horsemill offers an extraordinary blend of heritage, craftsmanship and contemporary living. At the heart of the home lies the magnificent former horsemill itself, transformed into a spectacular hexagonal kitchen, dining and living space. Intricate solid timber beams and an abundance of natural light create a stunning setting for both everyday family life and entertaining. The stylish kitchen is positioned on a slightly raised level, subtly defining the space while incorporating a practical breakfast bar.





The accommodation extends to four generously proportioned double bedrooms, with three enjoying en suite facilities and fitted wardrobes. The ground floor features two bedrooms, both opening through glazed doors onto the beautifully landscaped south-facing private patio and garden, creating a seamless connection between inside and out. One of these rooms is currently arranged as a home office, offering excellent flexibility for modern living while retaining its function as a double bedroom. The ground floor further benefits from a family shower room, utility room, excellent storage and underfloor heating to the principal living areas, enhancing both comfort and practicality.

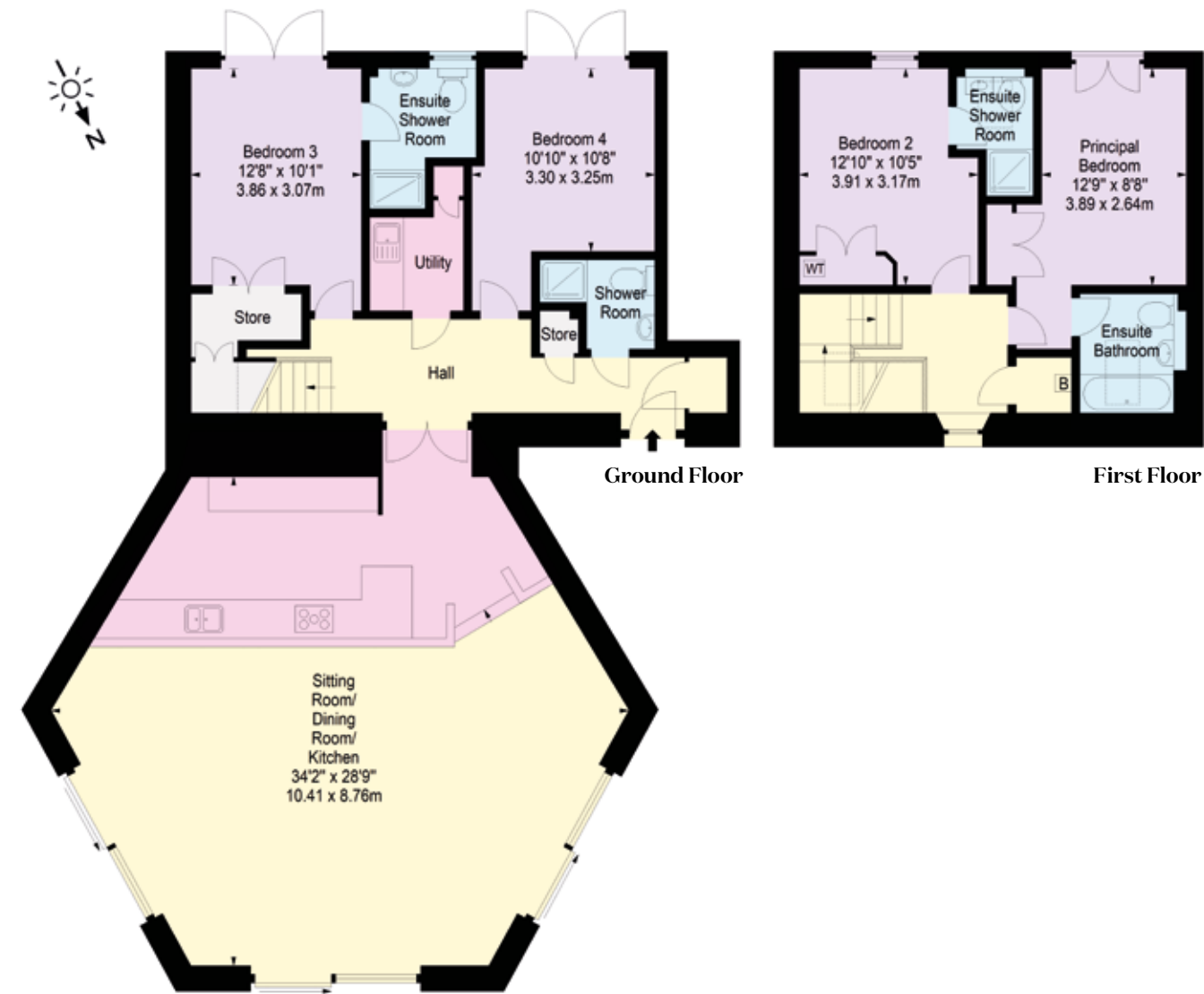
Upstairs, two further spacious double bedrooms, each with fitted wardrobes and en suite bathrooms, provide superb accommodation for family and guests alike.

Externally, the property enjoys a generous south-facing private patio and garden, ideal for outdoor dining and entertaining, together with two private parking spaces within the attractive courtyard setting.

Despite its peaceful and semi-rural atmosphere, The Horsemill is exceptionally well connected. Brunstane Railway Station is just a short walk away, providing direct services to Edinburgh Waverley in approximately eight minutes, offering the perfect balance of historic country estate living and city convenience. Also befitting from two private and off street parking spaces.

Combining remarkable architectural significance, outstanding living space and an enviable setting, The Horsemill presents an increasingly rare opportunity to own a unique piece of Edinburgh's rich heritage.





Approximate Gross Internal Area
1858 Sq Ft - 172.61 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.

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.



LOCATION

Brunstane lies in a quiet and popular residential suburb 4 miles to the east of Edinburgh city centre, just off the A1 with easy access to the city bypass and wider motorway network. Brunstane is very well served by public transport with Brunstane railway station within 350 metres on the Borders Railway re-opened in 2015 providing services between Tweedbank and Edinburgh Waverley station (8 minutes) and beyond. Brunstane is well served with frequent bus services on Milton Road. National Cycle Network NCNI can be accessed at Brunstane Station providing a safe route into the city centre and South to Dalkeith, Eskbank, Temple and beyond. A further cycle route follows the cycle path along Brunstane Burn towards Musselburgh and on to East Lothian.

Comprehensive shopping and leisure facilities are available at the nearby impressive Fort Kinnaird Retail Park (with a variety of retailers, a cinema and food outlets) and the adjacent large Asda supermarket with an increasing number of local artisan and speciality shops in the thriving nearby seaside towns of Portobello “Stockbridge by the sea” and the great town of Musselburgh five minutes’ drive away. A Bannatyne Health Club and Spa in Newcraighall is a short walk away.

Holyrood Park, Duddingston Golf Course and Portobello Public Park, Promenade, Beach and Swim Centre are within cycling / walking distance, Newhailes House (a national Trust property), Musselburgh Racecourse and the wonderful beaches, scenic coastline and golf courses of East Lothian are an effortless drive away.

The local area is served by the Edinburgh College at the Milton Road campus which features a modern gym and tennis courts. There are a number of schools in the local area from nursery to senior level, including Loretto School which caters for age groups from 3 – 18 years.

We would be delighted
to tell you more.

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