



AVALLON

Clinton Road, Edinburgh, EH9



A RARE BARONIAL VILLA WITH AN
ACCOMPANYING LODGE HOUSE, OFFERING
EXCEPTIONAL ARCHITECTURAL PEDIGREE AND
REMARKABLE REDEVELOPMENT POTENTIAL.

2 Clinton Road

  
12 4 3

 EPC
E

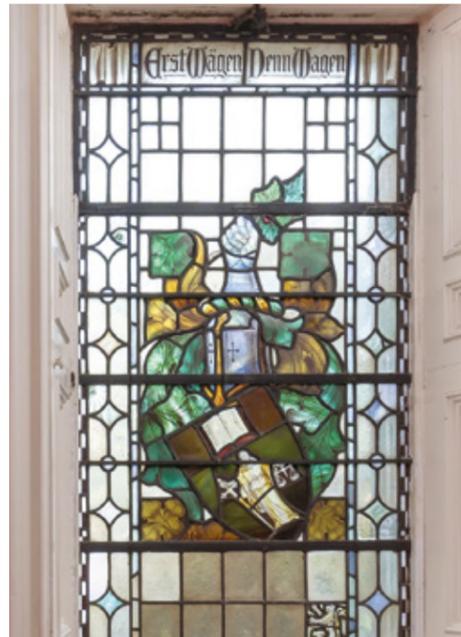
2A Clinton Road

  
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Local Authority: The City of Edinburgh Council
Council Tax band: 2 Clinton Road H, 2A Clinton Road E
Tenure: Freehold

Offers Over: £2,900,000



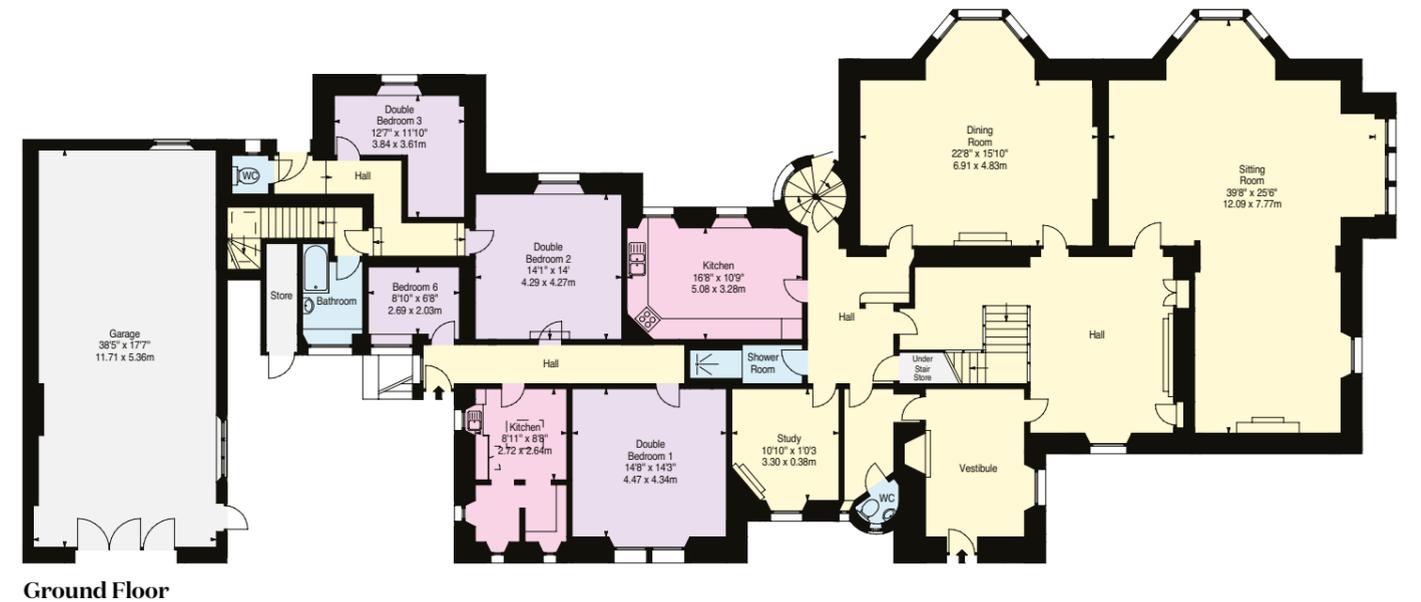
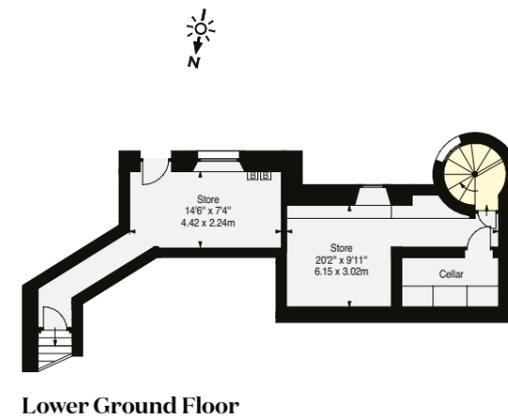
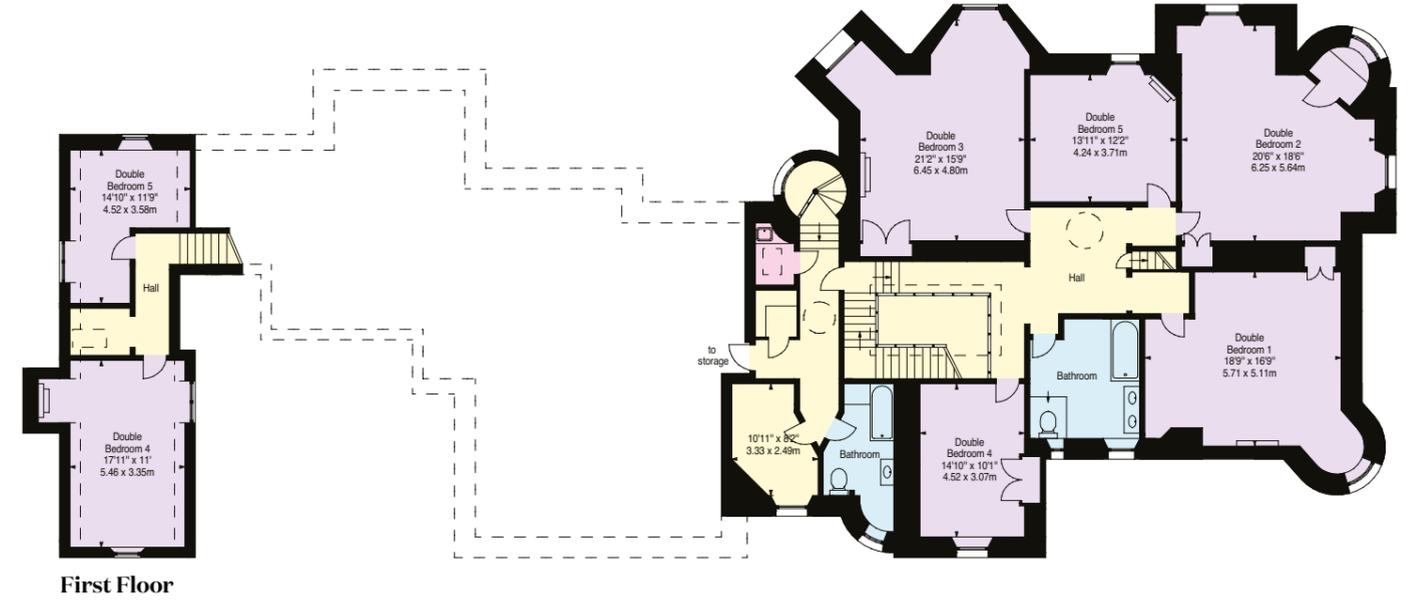
DESCRIPTION

Avallon is an exceptional Grade A listed Baronial-style villa, designed by the eminent Scottish architect David Bryce, set within substantial and private grounds in the heart of the highly regarded Morningside district. Opportunities to acquire a property of this architectural pedigree, scale and setting in such a prime central Edinburgh location are exceptionally rare.

The principal house at 2 Clinton Road is an imposing yet elegant residence, displaying many of the defining characteristics of Bryce's Baronial design, including finely detailed stonework and a commanding architectural presence. While retaining significant historic character, the property is now in need of development and modernisation, offering an incoming purchaser a rare opportunity to re-imagine and restore the house to their own specification, subject to the necessary consents. The scale and layout provide considerable flexibility, with the potential to create a truly outstanding family home tailored to individual requirements.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 6562 Sq Ft - 609.61 Sq M
 Garage & Store: 686 Sq Ft - 63.73 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.



Coach House



Coach House



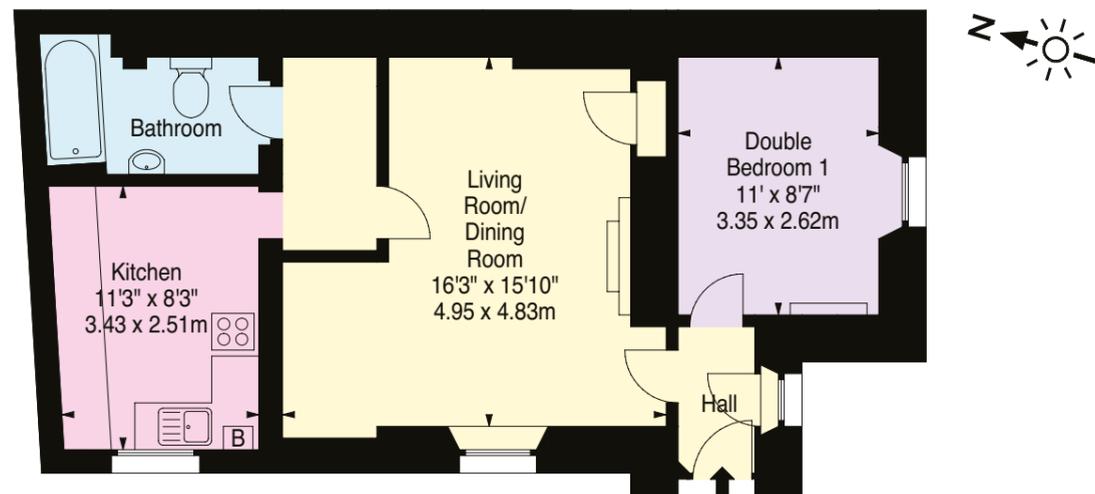
Garage Door

The main house is complemented by a coach house and ancillary accommodation, further enhancing the scope for redevelopment and adaptation, whether for additional living space, guest accommodation or alternative ancillary uses, subject to consent.

In addition, the estate includes the charming lodge house at 2A Clinton Road, positioned within the grounds. This secondary dwelling is also now in need of development, presenting further opportunity for refurbishment or reconfiguration, and offering excellent potential for independent accommodation, guest use or ancillary living.

Set within extensive, mature grounds, Avallon enjoys a rare sense of privacy and seclusion while remaining exceptionally well placed for Morningside's wide range of amenities, respected schooling, green spaces and convenient access to Edinburgh city centre. Taken together, the combination of architectural significance, development potential, landholding and location represents a once-in-a-generation opportunity within one of Edinburgh's most desirable residential neighbourhoods.

Lodge House (2A Clinton Road)



Approximate Gross Internal Area
553 Sq Ft - 51.37 Sq M

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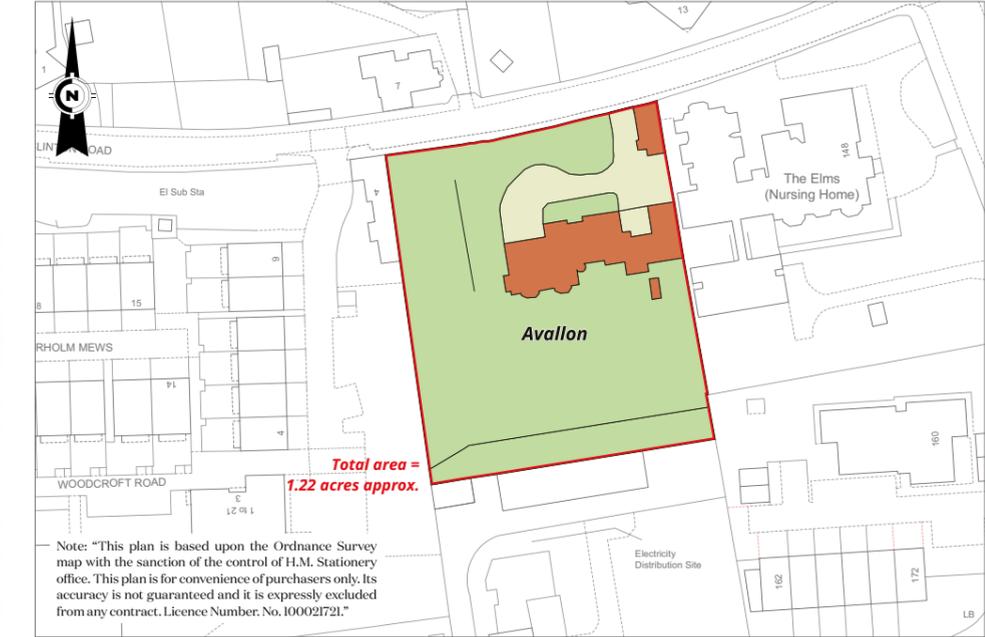
Lodge House (2A Clinton Road)

LOCATION

Clinton Road is a highly sought-after address located between Morningside and The Grange, one of Edinburgh's most prestigious and affluent residential neighbourhoods. Positioned on the city's desirable south side, it offers convenient access to the capital's central business, financial, and shopping districts. This prime location is within walking distance of Morningside, a vibrant area known for its independent shops, acclaimed restaurants, the historic Dominion Cinema, and both Waitrose and Marks & Spencer supermarkets. Nearby Bruntsfield further enhances the lifestyle offering with its stylish bistros, artisan cafés, lively bars, and boutique shopping.

Residents enjoy proximity to some of Edinburgh's most scenic green spaces, including the Hermitage of Braid, Blackford Hill, Arthur's Seat, The Meadows, and Holyrood Park. Excellent recreational facilities are close at hand, such as the Royal Commonwealth Pool, Waverley Tennis Club, a range of golf courses, and the Midlothian Snowsports Centre at Hillend.

The area is exceptionally well served by leading educational institutions. Top-performing private schools include George Heriot's, George Watson's College, and Merchiston Castle School, alongside highly regarded state schools such as Sciennes Primary and James Gillespie's High School. Clinton Road is also ideally placed for access to Edinburgh University, Napier University, the Royal (Dick) School of Veterinary Studies, Edinburgh Royal Infirmary, and the new Edinburgh Children's Hospital. The location benefits from excellent transport links, with easy access to the City Bypass, Edinburgh International Airport, and the central Scotland motorway network including the M8, M9, M90, and the Queensferry Crossing.



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