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SOLICITORS & ESTATE AGENTS



14 Gillespie Road  
Edinburgh, EH13 0LL

Large double feu plot  
Substantial accommodation perfect for families and entertaining  
Designed by the renowned architect Sir Robert Lorimer  
Potential for re-development or the addition of multiple dwellings  
Category C Listed  
EPC: Band F  
Council tax: Band H

Designed by the distinguished architect Sir Robert Lorimer, whose Scottish Baronial influence has left an enduring mark across Edinburgh and beyond, Roxabel at 14 Gillespie Road is a rare architectural treasure. One of Lorimer's earliest private commissions in the city, this Category C Listed residence offers a remarkable opportunity to restore and reimagine a home of genuine pedigree.

Set within a substantial plot, Roxabel combines scale, elegance and provenance — a property of presence, now ready to be sensitively refurbished for its next chapter. While modernisation is required, the house presents an exceptional and increasingly rare opportunity to create a bespoke family home within a historic framework of architectural significance.

The grand double entrance doors open into a vestibule and welcoming galleried hallway, where natural light pours through a large window, illuminating the home's impressive proportions. The principal drawing room is a magnificent south-facing space, its bay window designed to capture sunlight throughout the day. A charming grand piano recess provides scope for bespoke cabinetry or a refined reading nook, while the central fireplace offers the potential for reinstatement of a multi-fuel stove (gas currently disconnected). An additional east-facing window enhances the sense of light and balance within the room.

A second south-facing reception room, currently arranged as a billiard room, offers further elegant entertaining space and connects seamlessly to the formal dining room. Subject to the necessary consents, there is significant scope to reconfigure and extend into the adjoining kitchen, creating an impressive open-plan kitchen and entertaining suite suited to contemporary living.

The kitchen, fitted with wall and base units and an Aga supplemented by gas, remains serviceable yet presents a clear opportunity for transformation. A separate utility room provides additional practicality.

Upstairs, four generously proportioned south-facing bedrooms offer excellent family accommodation. The principal suite benefits from a spacious en-suite bathroom with Jacuzzi bath and separate shower, while a central family bathroom serves the remaining bedrooms.

Externally, Roxabel is enveloped by mature, landscaped gardens set within a notably generous plot. Established planting creates privacy and a distinguished setting for outdoor entertaining. Of particular note, the property sits within a double feu, and the current owners have commissioned site drawings through 56three; exploring the potential for the addition of multiple dwellings, subject to planning and the necessary permissions there is great potential for a granny flat or a large accommodation for the future owner to explore if desired.

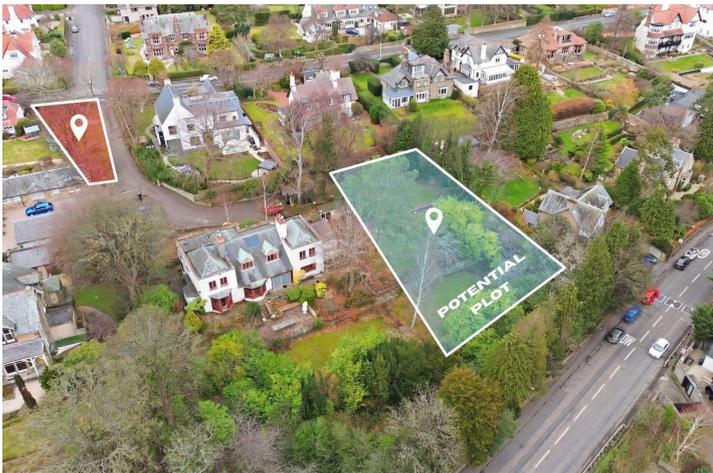
Roxabel represents a compelling proposition: a home of architectural significance, scale and setting, offering a truly rare opportunity to restore, enhance and create a legacy residence in one of Edinburgh's most enduringly desirable locations.

#### **Schooling:**

The property is ideally positioned for access to a range of highly regarded educational institutions. Merchiston Castle School is located on the edge of the village, while George Watson's College is within easy reach. Edinburgh Napier University is also conveniently accessible, making the location particularly attractive for families and those connected to the university.

#### **Location:**

Colinton is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. It is a picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. The high street offers a range of amenities, including independent shops, a small supermarket, cafes, restaurants and several popular pubs. The area is characterised by wide, tree lined streets lined by traditional houses and bungalows. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. Regular bus services offer swift access to Edinburgh's cultural and commercial districts and the City Bypass, M8 and M9 are easily accessible.

















**TOTAL: 3636 sq. ft, 338 m2**

1st floor: 2059 sq. ft, 191 m2, 2nd floor: 1577 sq. ft, 147 m2

EXCLUDED AREAS: OPEN TO BELOW: 21 sq. ft, 2 m2, LOW CEILING: 41 sq. ft, 3 m2, WALLS: 215 sq. ft, 20 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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