

The Library Flat | Bonaly Tower

65 Bonaly Road, Colinton, Edinburgh, EH13 0PB



GILSON GRAY

LAW • PROPERTY • FINANCE



FIXED PRICE £825,000

**THE LIBRARY FLAT, BONALY TOWER,
65 BONALY ROAD, COLINTON,
EDINBURGH, EH13 0PB**

Viewing

Available 7 days by appointment –
phone John Mackay on 07768 581 165

The Library Flat at Bonaly Tower is a magnificent first floor apartment, part of this famous historic Building and set in 10 acres of stunning gardens and grounds. The Tower is located on the site of a 17th century farmhouse that once stood at the centre of the village of Bonaly. The farmhouse was extended and the village cleared to create a country residence. In 1839, the architect William Henry Playfair added an imitation peel tower to the building. It was further extended by David Bruce in 1870, who added a western wing. Lord Cockburn, a famous Scottish judge, gave Bonaly Tower its architectural features and in his day, it was the resort of leading legal stars, social and literary celebrities of Edinburgh. It was also the venue for frequent meetings of the 'Friday Club', a group of Edinburgh literati, hosted by Lord Cockburn. This stunning property offers grand living in a country/parkland setting yet within the city.

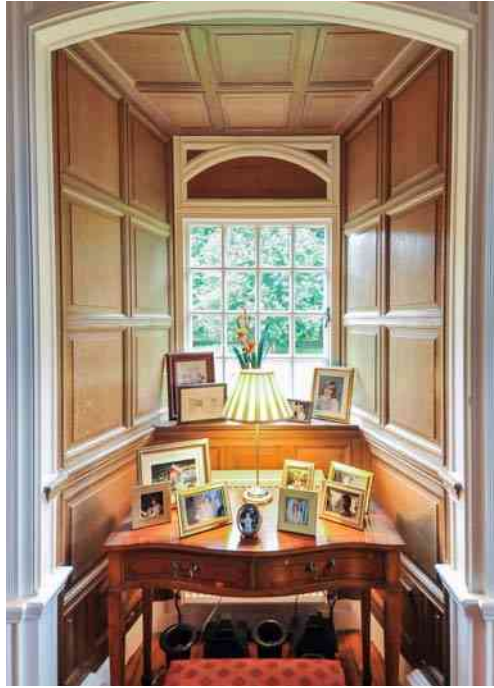
FEATURES

- Magnificent turreted Library steeped in history
- Large Drawing room/Dining room
- New fully fitted kitchen by Kitchens International
- Master bedroom with en-suite shower room
- 2 further bedrooms
- Bathroom
- Study/Store off library
- Oil central heating
- Working fireplaces
- Double garage with further half car space/ storage
- Substantial owner & visitor parking
- Extensive landscaped gardens and grounds









Description and Accommodation

The Library Suite apartment represents a rare opportunity to live in an historic Edinburgh landmark. It is a truly remarkable property with grand proportions, beautiful period features and wonderful grounds.

There are two principal reception rooms in the apartment. One of them is the original library to the former mansion. This is a spectacular room with two turrets on the southerly wall, a wonderful inglenook fireplace, an elaborate beamed ceiling and a polished wood floor and extensive built in cupboards and shelves. Off the back of the room is a small room that could be a study, storage space or a drinks cupboard. The other reception room is a beautifully decorated drawing room that the current owners use as their everyday living and dining space. The room is flooded with light by huge south facing windows and has an impressive fireplace. The kitchen can be accessed both from the hall and the drawing room. This contemporary kitchen is by "Kitchens International" and has a range of high quality fixtures and fittings.

The master bedroom is a fantastic size and has lovely views across the gardens, excellent built in wardrobes and an immaculate ensuite shower room. There are two further double bedrooms, both beautifully presented and with lovely outlooks. Servicing these two rooms is the family bathroom with separate bath and shower units.

The property is decorated to a very high standard throughout mixing contemporary and traditional designs beautifully. The library is in its original condition including the tapestry, wooden flooring, Damask fabric around the ceiling and fireplace tiles.

Outside there is ample private parking on the gravel forecourt, as well as a double and a half garage a short distance away.

There are extensive gardens and grounds surrounding the building. This is perfect for those who enjoy walking and magical for children who have plenty of space to explore.

Bonaly Burn runs through the property with small bridges and historic plaques and statues dotted around the grounds.

This is a unique property with many appealing qualities. The space and grandeur is quite amazing as is the presentation throughout. The feeling of seclusion due to the private grounds is wonderful and very surprising given the proximity to the city centre.

This is a rare and exciting opportunity for someone looking for a special, grand and highly individual home.

Location

Bonaly Tower is approached by a private drive and is set in approximately 10 acres of beautiful gardens and grounds. South Colinton is about four miles south-west of the city centre and nearby Colinton Village, set on the picturesque Water of Leith,

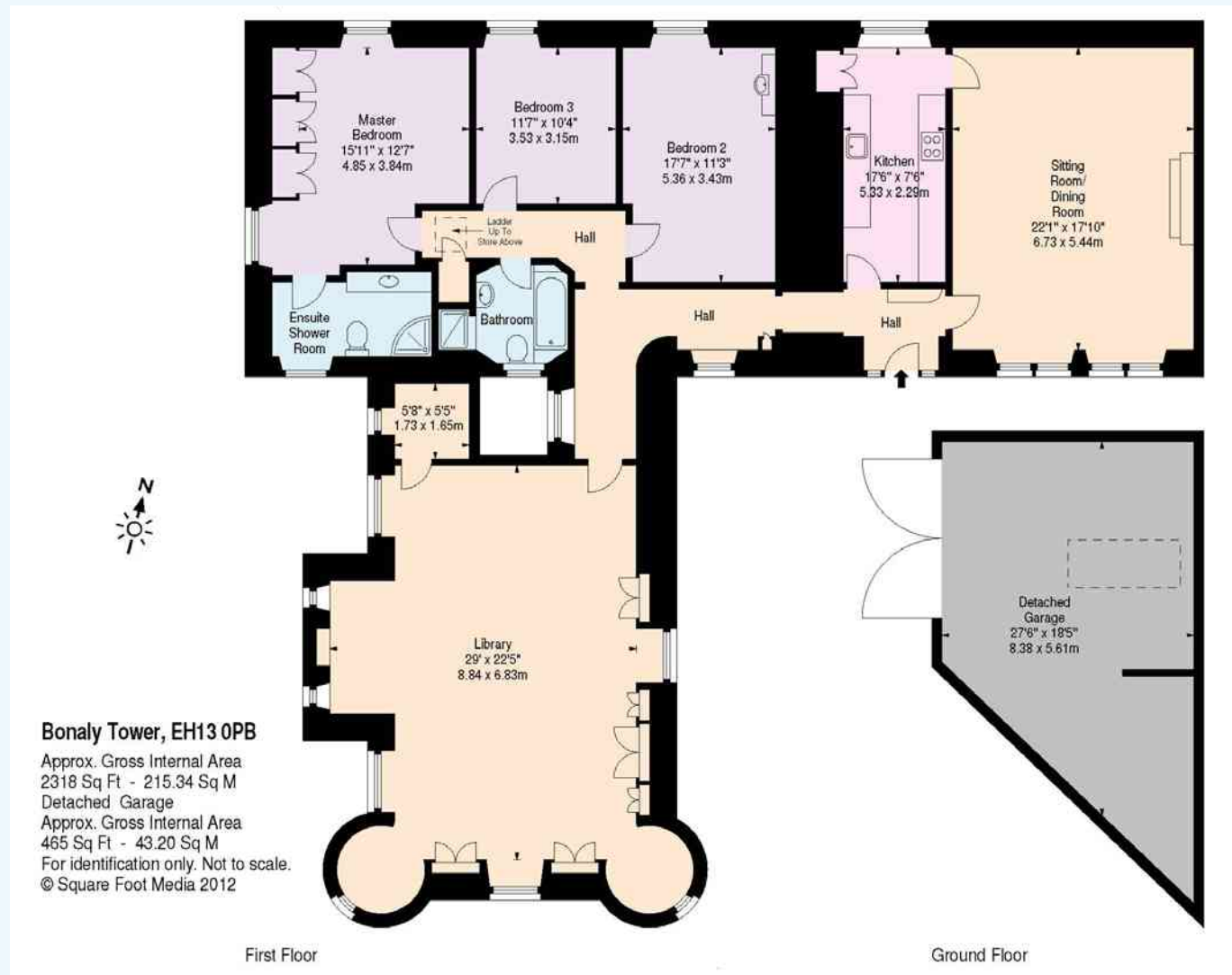
offers a good range of specialist shopping, a choice of restaurants, a thriving local church, tennis club, golf course and Bonaly Primary School. Merchiston Castle School is on the edge of the village, whilst George Watson's School and Napier University's Craiglockhart campus are within easy reach. Close to the property, the Pentland Hills offer lovely country walks, and there are a number of golf courses in the vicinity. From Bonaly Tower there is easy access both to the main arterial routes into the city centre and to the city by-pass, airport and Central Scotland motorway network.

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EPC Rating E

Council Tax Band G





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