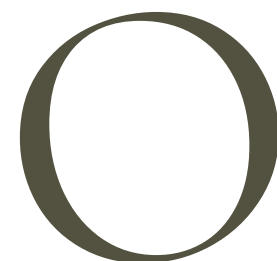


8 HARELAW ROAD

COLINTON EDINBURGH EH13 0DR





ccupying an exceptionally peaceful position on one of Colinton's most desirable private roads, this substantial four-bedroom Edwardian villa combines beautifully proportioned family accommodation with magnificent, secluded garden grounds.

Extended to create a superb principal suite and double garage, the home offers four reception areas, a dining kitchen, study, two bathrooms, and a guest WC, together with extensive parking and exciting scope for further development, subject to consent.

GENERAL FEATURES

Substantial four-bedroom Edwardian villa in prestigious Colinton

Exceptional position on a peaceful private unadopted road

Approximately 2,500 sq. ft. of versatile family accommodation

Much-loved family home offering scope for modernisation and personalisation

Convenient access to Colinton village, schools, woodland walks, and city links

Potential for further extension, subject to the necessary consents

EPC Rating - D | Council Tax Band - H

ACCOMMODATION FEATURES

Two entrances serving the home's distinctive 'back-to-front' layout

Welcoming central hall with elegant staircase and striking full-height window

Four reception areas: living room, formal dining room, sitting room, and conservatory

Spacious dining kitchen with an excellent range of integrated appliances

Large first-floor snug/study ideal for home working or relaxation

Principal suite with fitted storage, walk-in wardrobe, en-suite, and Juliet balcony

Three further flexible bedrooms, including two generous doubles

Family bathroom, principal en-suite, and ground-floor WC

Floored attic with ladder access and plentiful storage throughout

EXTERNAL FEATURES

Magnificent, secluded garden grounds with lawns, mature planting, and patios

Broad gated driveway and substantial detached double garage

Garage with power, lighting, and electric doors



Set discreetly behind established greenery on an unadopted road with very little passing traffic, this distinguished villa enjoys a wonderfully quiet and secure setting in one of Edinburgh's most prestigious residential districts. Colinton's picturesque village centre, independent amenities, highly regarded schools, woodland walks, and convenient links to the city centre and bypass are all within easy reach.

The leafy neighbourhood feels distinctly removed from the capital's bustle, yet remains exceptionally well placed for work, education, leisure, and everyday essentials. Long regarded as an outstanding place to raise a family, the road has an established community and is now welcoming a new generation as homes gradually become available.

Enjoying
a wonderfully quiet
and secure setting

The property has been a much-loved family home since 1978 and offers approximately 2,500 square feet of versatile accommodation, excluding the detached double garage. Its unusual 'back-to-front' arrangement places the everyday entrance beside the kitchen, whilst the original, more formal entrance and principal rooms overlook the magnificent garden. The generous plot may also provide scope to extend, subject to the necessary consents.

A generous plot

with potential for further extensions



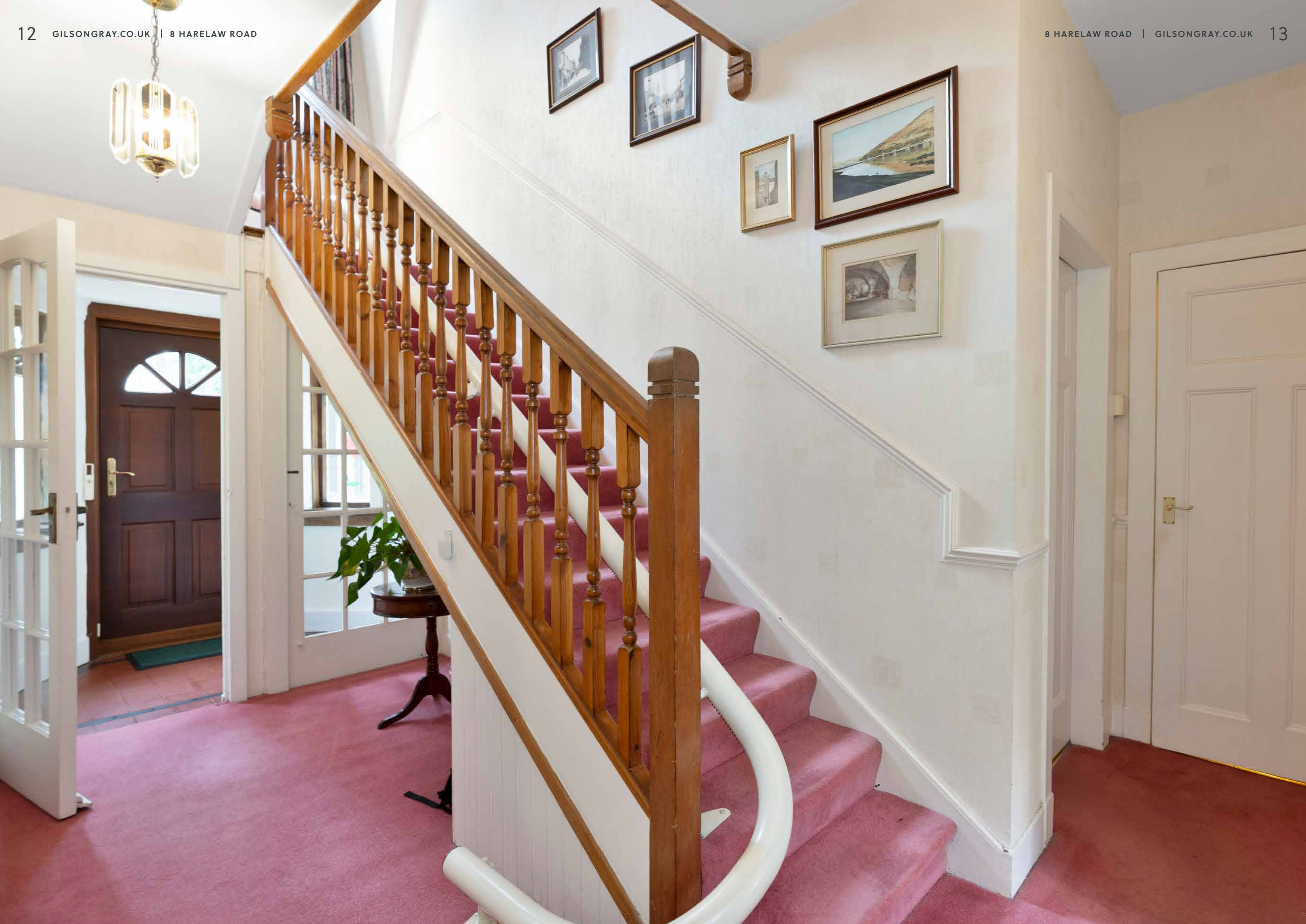
- 10 *The property*
A substantial four-bedroom Edwardian villa in prestigious Colinton
- 12 *The Entrance*
Two entrances serving the home's distinctive 'back-to-front' layout
- 14 *Reception rooms*
Four superb spaces for relaxation, dining, and entertaining: living room, formal dining room, sitting room, and conservatory
- 24 *The dining kitchen*
A spacious dining kitchen with an excellent range of integrated appliances
- 28 *The principal suite*
Exceptionally spacious featuring extensive fitted storage and a walk-in wardrobe, while glazed doors open to a Juliet balcony overlooking the beautiful garden
- 38 *Bathrooms*
Family bathroom, principal en-suite, and ground-floor WC
- 40 *Gardens and parking*
Magnificent, secluded gardens and exceptional private parking
- 50 *Colinton*
Exclusive residential suburb renowned for its charming village ambience and tranquil setting

Traditional

garden-facing entrance

The entrance opens through a vestibule into a central hall, where an elegant timber staircase rises past a striking full-height window to the bright upper landing. Glazed internal doors help light travel through the ground floor, while original proportions and warm timber details lend an inviting character to the space. The practical entrance from the private road lies beside the dining kitchen and is ideal for busy family life. A useful ground-floor WC completes the entrance-level conveniences.





Four superb spaces

for relaxation, dining, and entertaining



An elegant living room

Generous and beautifully balanced living areas are a defining feature of the home. The elegant living room is arranged around a handsome fireplace and broad garden-facing window, with parquet flooring extending into the adjacent formal dining room.



"... parquet flooring extending into the adjacent formal dining room."

Sitting room



Relaxed everyday retreat

Across the hall, a comfortable sitting room provides a relaxed everyday retreat and flows through wide glazed doors into the substantial conservatory. Framed in warm timber and filled with natural light, this delightful space enjoys panoramic garden views and direct access outside, creating an effortless connection between the house and grounds. Upstairs, an extensive snug/study provides further flexibility for home working, hobbies, or quiet relaxation.





"...this delightful space enjoys panoramic garden views and direct access outside, creating an effortless connection between the house and grounds."

A spacious dining kitchen



Ample room for informal meals and opens directly to the grounds.



Integrated appliances comprise an AEG induction hob & double oven, Neff dishwasher, Neff fridge/freezer, Bosch washing machine, and Sharp microwave. Its position beside the everyday entrance makes it a particularly practical heart for the home.

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include induction hob, oven & extractor, microwave, dishwasher, fridge-freezer and washing machine.

Timeless pale cabinetry is paired with colourful tiled splashbacks and

Generous work surfaces



A wonderfully private
Principal Suite





Created as part of a substantial extension around 20 years ago, the impressive principal suite forms a peaceful retreat at one end of the first floor. The exceptionally spacious bedroom features extensive fitted storage and a walk-in wardrobe, while glazed doors open to a Juliet balcony overlooking the beautiful garden. An adjoining four-piece en-suite includes a shower enclosure and indulgent Jacuzzi bath, with a rooflight bringing natural illumination from above.

"...walk-in wardrobe and an adjoining four-piece en-suite."





Three further bedrooms are positioned around the original upper landing. Two are generous double rooms, including one with extensive fitted cabinetry, whilst the fourth is well suited to a child's bedroom, nursery, dressing room, or additional study. Together with the large separate snug/study, this adaptable arrangement readily accommodates changing family needs and working from home.



*Excellent bathrooms, storage, and
everyday practicality*

The bathrooms



In addition to the principal en-suite, the first floor hosts a spacious family bathroom with a bath and separate shower enclosure. The ground-floor WC is conveniently located near both entrances. Storage is plentiful throughout, and a floored attic with ladder access provides valuable additional space.



Magnificent & secluded





The extensive garden grounds are an outstanding feature: beautifully established, exceptionally private, and designed to offer year-round interest. Sweeping lawns are framed by mature trees, high hedging, flourishing shrubs, colourful roses and hydrangeas, architectural grasses, and richly planted borders.

"...an outstanding feature and designed to offer year-round interest..."



*"Sweeping lawns
are framed by
mature trees,
high hedging,
flourishing
shrubs, colourful
roses and
hydrangeas and
architectural
grasses...."*

*Sheltered patios
create*
inviting places

The scale and maturity of the grounds give the home a genuine sense of sanctuary, with changing colours, textures, and secluded corners to enjoy through the seasons. Several sheltered patios create inviting places for outdoor dining or quiet morning coffee, whilst the conservatory and principal suite enjoy lovely leafy outlooks across the grounds



Gated access

opens to a broad private driveway and a substantial detached double garage with power, lighting, and electric doors. An outdoor tap is also provided. Altogether, this is a rare opportunity to acquire a spacious and characterful home with remarkable gardens in a location prized for its tranquillity, community, and enduring appeal.



PROPERTY NAME

8 Harelaw Road

LOCATION

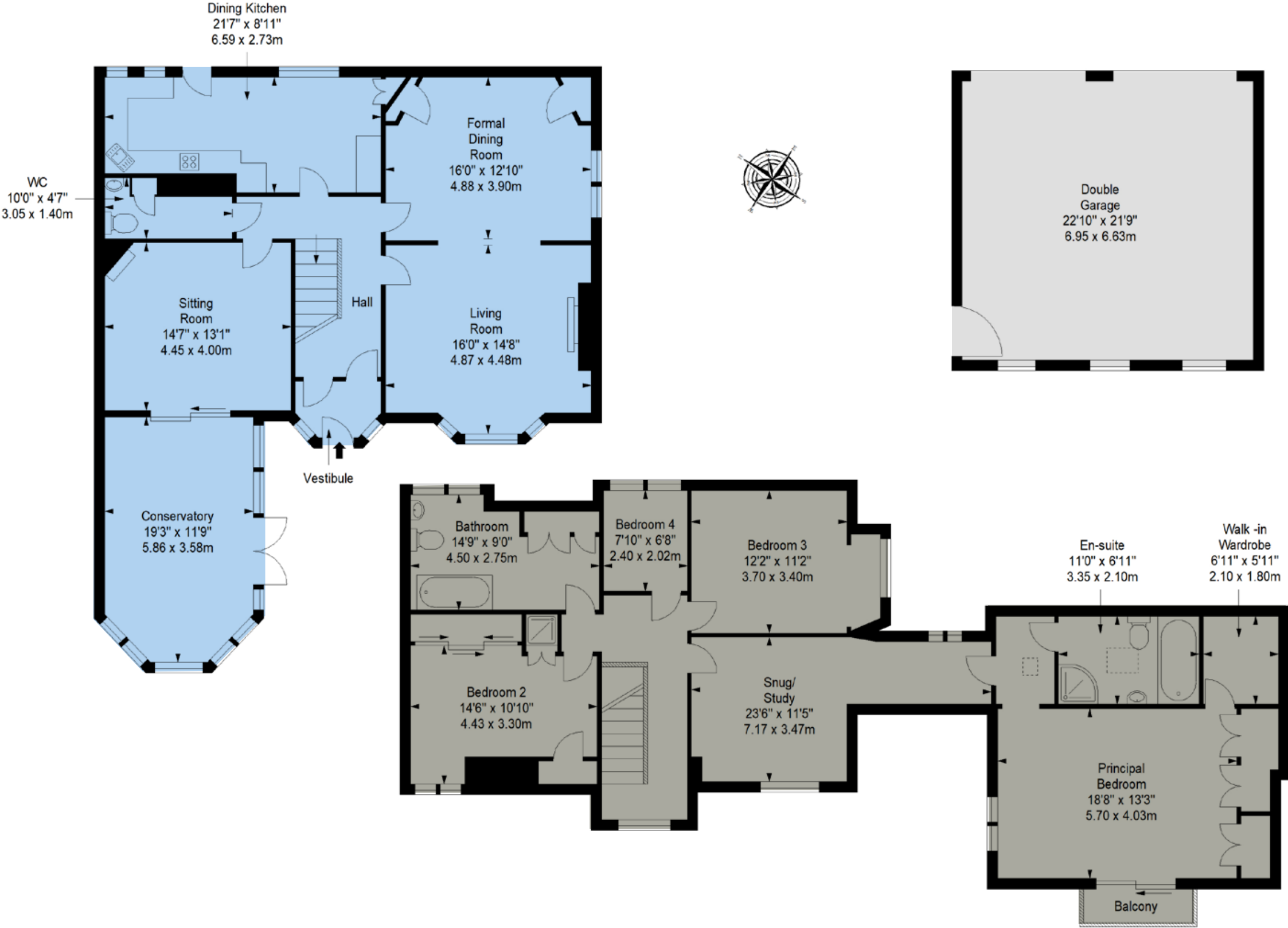
Colinton, EH13 0DR

GROUND-FLOOR FIRST-FLOOR THE GARAGE

APPROXIMATE TOTAL AREA:

234.9 sq. metres (2528.5 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Colinton

*renowned for its charming village
ambience and tranquil setting beside
the picturesque Water of Leith*



Situated just over four miles southwest of the city centre

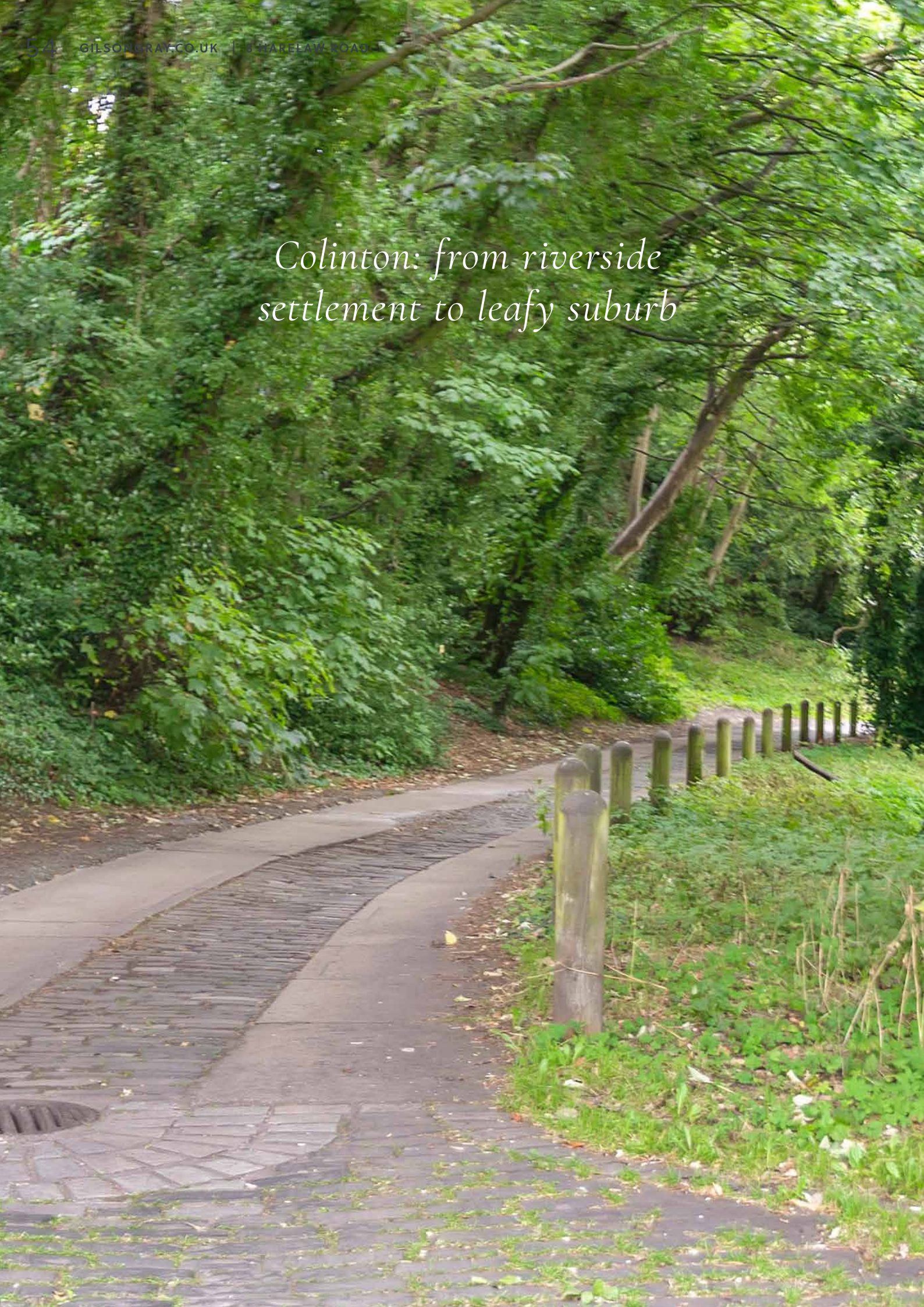


The exclusive residential suburb of Colinton is renowned for its charming village ambience and tranquil setting beside the picturesque Water of Leith. Occupying a leafy residential position on Harelaw Road, the property lies within easy reach of the historic village centre, characterised by winding country lanes and beautiful period architecture. Colinton Village is home to an appealing selection of independent retailers and local businesses, including cafés, restaurants, traditional pubs, and a post office. Further shopping and everyday amenities are available nearby, while the bustling high streets of neighbouring Morningside and Bruntsfield offer an even broader choice. Colinton is particularly cherished for its abundance of surrounding green space. The enchanting woodland of Colinton Dell provides a haven

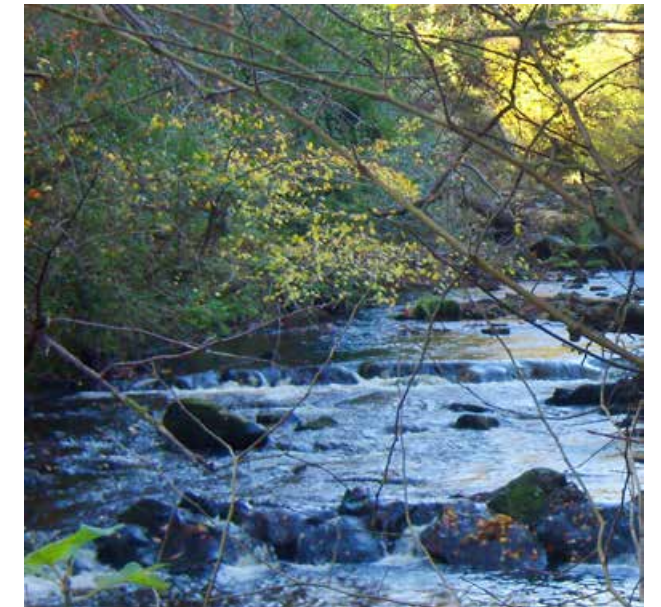
for wildlife and incorporates scenic walking and cycling routes along the Water of Leith, as well as local landmarks such as the historic Colinton Tunnel. Spylaw Park is also close at hand, while the magnificent Pentland Hills Regional Park is just a short drive away, offering extensive opportunities for walking, cycling, and outdoor recreation. Families benefit from a good selection of local schools, and the area is also well placed for several of the capital's highly regarded independent schools, including Merchiston Castle School, situated just outside the village. Thanks to its southwest Edinburgh location, Colinton offers convenient access to the City Bypass, Edinburgh Airport, and the M8/M9 motorway network. Regular public transport services and extensive walking and cycle routes also provide straightforward connections into the city centre.



*Colinton: from riverside
settlement to leafy suburb*



Set within a wooded glen at the foot of the Pentland Hills, Colinton has evolved from a small riverside settlement into one of Edinburgh's most distinctive suburbs, while retaining a strong sense of its village past. The earliest settlement was known as Hailes, meaning "mounds" or "hillocks", and grew beside a ford across the Water of Leith. A church was established on the site of the present Colinton Parish Church towards the end of the 11th century. By the 14th century, the village was called Colbanestoun, apparently after a prominent resident named Colban; over time, this was contracted to Colinton. The river played a defining role in the area's development. Mills used for grinding grain and waulking cloth appeared by the 15th century, and industry expanded significantly during the 18th and early 19th centuries. A late-18th-century survey recorded 71 mills along the Water of Leith near Colinton, producing flour, barley, snuff and paper. Other local enterprises included a distillery, skinnery and factories processing flax, tobacco and cloth. This is not to say



that Colinton's rural idyll was not occasionally touched by the fortunes of the surrounding world. The nearby castle and its estate were destroyed by Parliamentary troops sent by Oliver Cromwell in 1650 and after the restoration, the ongoing Covenanter rebellions of the 17th century saw a rebel army camp in Colinton in 1666, before abandoning their planned invasion of Edinburgh and meeting their ultimate defeat in the nearby Pentland Hills. A monument in nearby Redford marks the location of their camp.

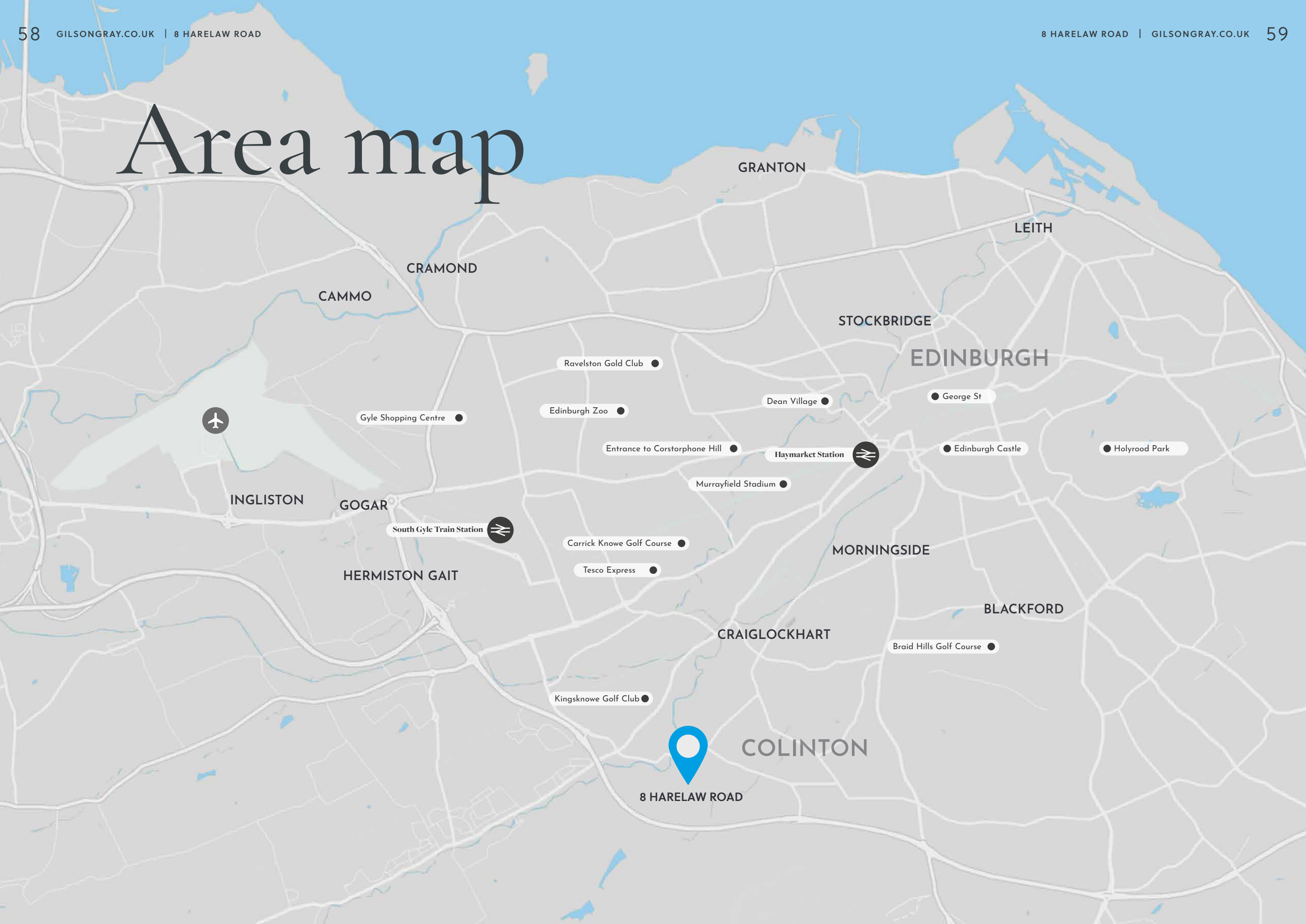
Colinton's rural character began to change following the arrival of the Caledonian Railway in 1874. Its fresh air and picturesque scenery made the village popular with holidaymakers and day-trippers, while improved connections encouraged new residents and residential development. During the 20th century, Edinburgh's continuing expansion brought further growth, although the historic village centre remained remarkably recognisable. Colinton was amalgamated into the City of Edinburgh in 1920, alongside Leith and much of what is now the south of the capital, although several roads were never adopted by the council and remain the private property of the surrounding houses. Today, landmarks including the parish church, the stone cottages of Spylaw Street and the former railway route - now a popular walking destination - preserve tangible links with Colinton's past. Alongside the wooded paths and old mill sites of the Water of Leith, they reveal a neighbourhood shaped by faith, industry and landscape over almost a thousand years.

*A remarkable family home
in an exclusive*

Colinton setting



Area map





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