



Duddingston Manse, 5 Old Church Lane, Edinburgh, EH15 3PX

A truly exceptional six-bedroom detached residence, rich in period character with extensive outbuildings occupying a unique setting and available for purchase for the first time

Built in 1805 and extended during the ministry of Rev John Thomson (“Jock Tamson”) in 1821, the manse (Category B listed) lies below Arthur’s Seat with views across Duddingston Loch towards the Pentland Hills as admired and painted by the eminent artist JMW Turner. Other visitors to the house have included Sir Walter Scott, Alexander Naysmith and Henry Raeburn.

Set over four floors the accommodation comprises: -

Ground Floor: Stone steps with under stair store leading to Entrance framed by Roman doric pilasters, entrance vestibule, hall way, drawing room, dining room, kitchen, cloakroom and separate toilet and wash hand basin

First Floor: Landing, four bedrooms one with changing room off, bathroom with bath, wash hand basin and separate shower unit and adjacent room with toilet and wash hand basin

Top Floor: Landing and two bedrooms with storage space

Lower Garden Floor: three main rooms, kitchen, with two rooms each with toilet and wash hand basin and extensive storage

Gas fired central heating in Ground and First floor with electric panel heaters in the Lower Garden Floor

Burglar Alarm system

Rear courtyard with extensive range of stone outbuildings, some fully lined

Grounds mainly to grass, shrubs and trees with timber summerhouse and ample private parking

Conditions of sale

The purchasers will have a right of access via the vehicular section of the wrought iron gate in Old Church Lane over the driveway area shown blue on the plan (see below), and will be expected to maintain it in good order at their sole expense. Pedestrian access via the pedestrian gate will be reserved for church and garden visitors with maintenance split 50:50 between the sellers and purchasers.

Boundary walls and fences will be solely owned by the purchaser and they must be kept in good condition. The buyer will be expected to construct a new wall or fence along the north and northeast boundaries to enclose the site. It is understood that this will require planning permission.

Duddingston Village on the edge of Holyrood Park is one of the oldest and best preserved villages in Edinburgh. Now a conservation area, the village maintains its historic charm through its preserved architecture and tranquil atmosphere. It lies within easy reach of cafes, restaurants, shops and recreational facilities with a number of nurseries, primary and secondary schools in the area. The property is ideally placed for access to Arthur's Seat, Fort Kinnaird shopping centre and the Portobello seafront. There is a regular bus service via Duddingston Road West to Edinburgh City centre and the A1 and the City bypass are a short drive away.

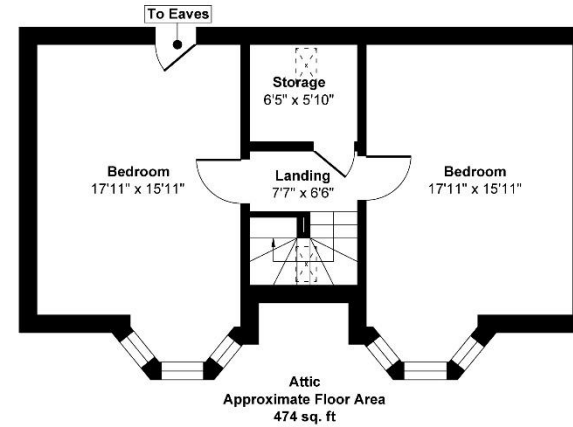
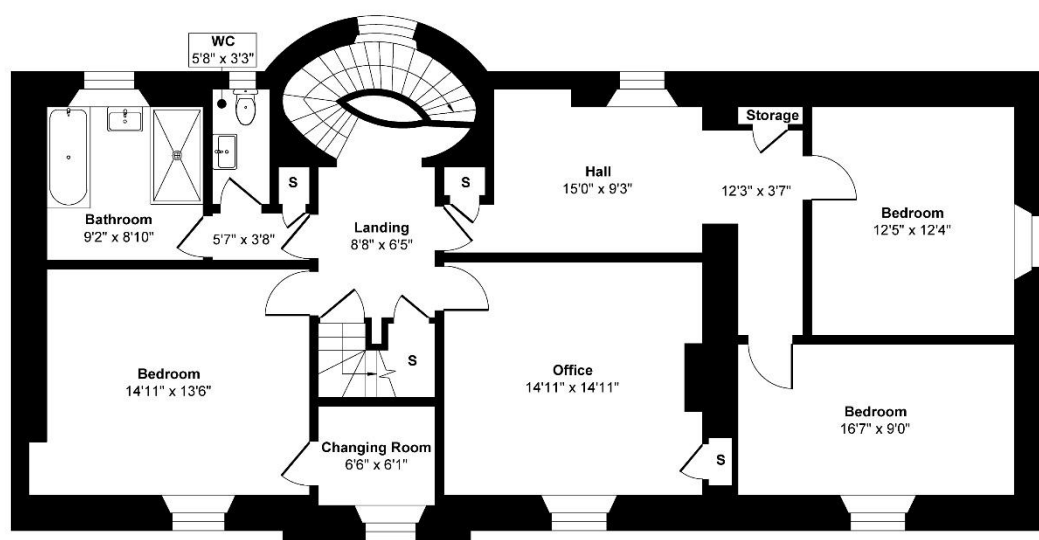
Viewing Arrangements

Open viewing on dates given on our website

Alternatively, by appointment with the Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

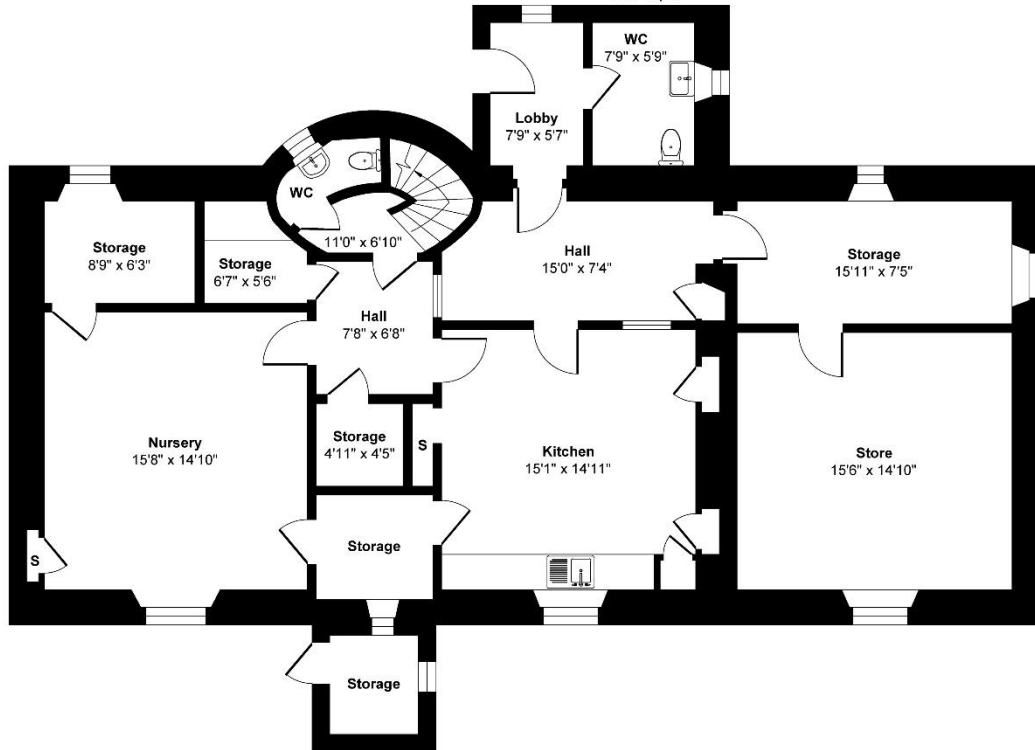




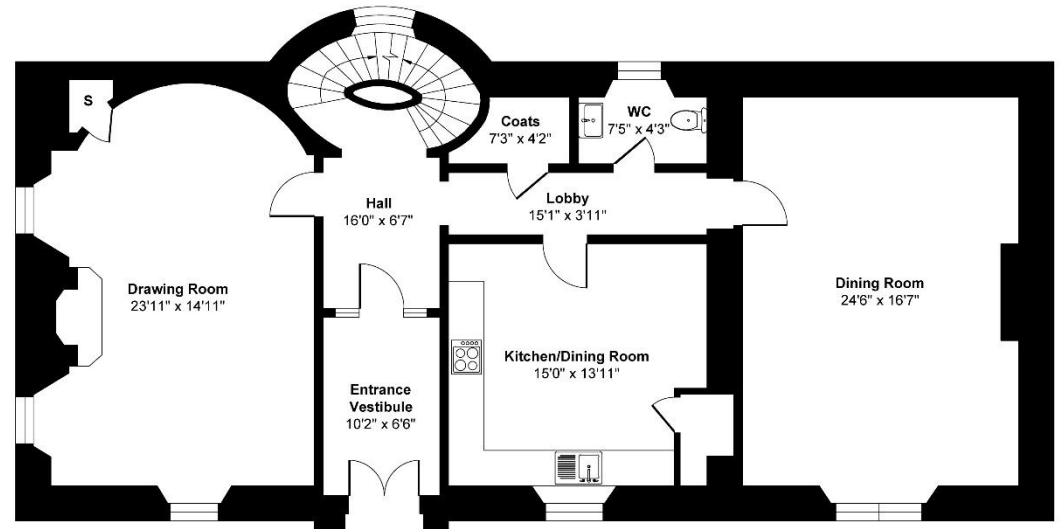


First Floor
Approximate Floor Area
1267 sq. ft

Attic
Approximate Floor Area
474 sq. ft



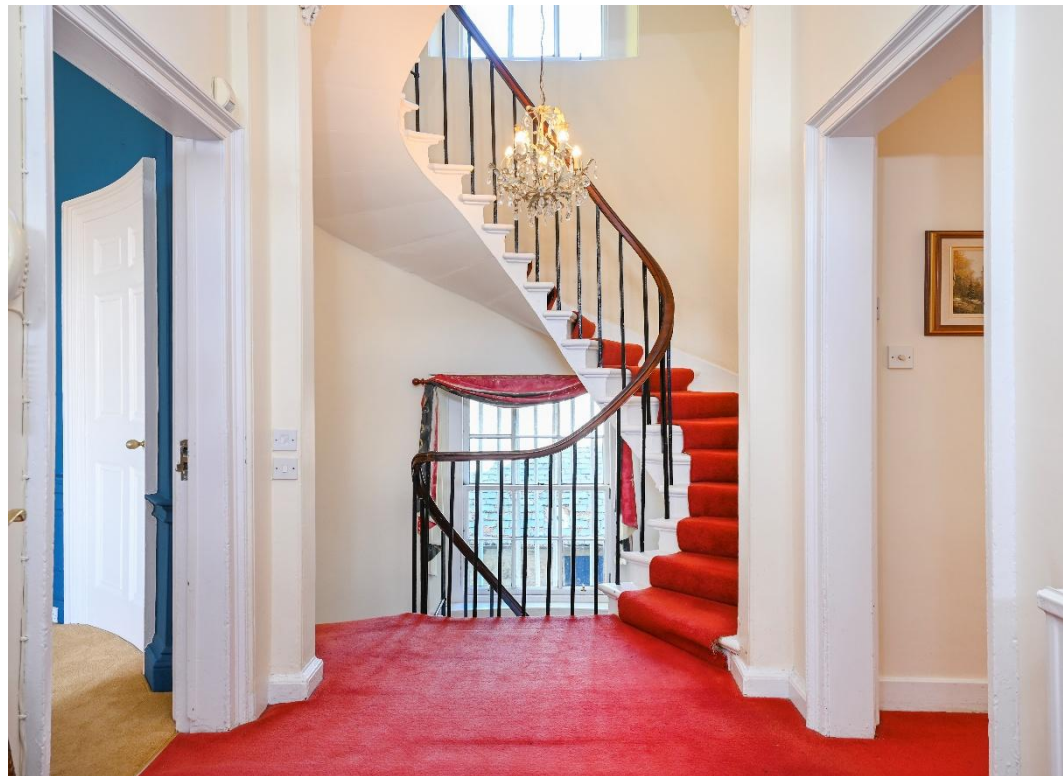
Lower Ground Floor
Approximate Floor Area
1410 sq. ft



Ground Floor
Approximate Floor Area
1261 sq. ft

Approx. Gross Internal Floor Area 4412 sq. ft
FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified
Produced by Elements Property



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

