



# *Craigcrook Castle*

**RAVELSTON, EDINBURGH, EH4 3PE**

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# A rare opportunity to purchase a stunning 16th Century castle set in 1.78 hectares (4.4 acres) of grounds, all within 3 miles of the centre of the Capital City of Edinburgh.

Edinburgh City Centre under 3 miles, Edinburgh Airport 6 miles

- Potential to create 2 Principal Reception Rooms, Study, Kitchen/Breakfast Room, Cinema Room, Games Room, Utility Room, Gymnasium, 2 Cloakrooms with W/C, Self Contained Staff Flat, Master bedroom with Master En-suite and separate Dressing Room and Study, 4 further Double Bedrooms with En-suite Bathrooms, Lift to all floors, Access to viewing tower.
- Stables with potential, subject to planning permission, for conversion to garaging with additional staff accommodation above.
- Gatehouse offering 2 bedroom accommodation that could be demolished and redesigned with potential to offer extensive modern living accommodation.
- Extensive Grounds including walled gardens extending up to 1.78 hectares (4.4 acres)

## Contact

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# Description

## Craigcrook Castle

Offered for sale freehold for the first time in nearly 300 years Craigcrook Castle is a Grade“B” Listed Castle set under 3 miles from the city centre of Edinburgh. Built originally in 1542 by William Adamson, it was transferred through a number of owners before John Strachan, Writer to the Signet, acquired the castle and left it to the Craigcrook Mortification Trust in 1719. In 1835 the castle was extensively remodelled by WH Playfair. During its time Craigcrook has played host to a number of famous visitors and has strong links to the literary world including Sir Walter Scott, Charles Dickens, Hans Christian Anderson, George Eliot and Alfred Lord Tennyson.

The original design set out a tower house that has been extended and adapted throughout the years. The castle is set over 3 storeys and includes a stunning round tower that offers views of Corstorphine Hill, Blackhall and the Firth of Forth.

In recent years the castle has been let on a long term lease for commercial purposes and in the 1970's a single storey L-Shaped annex building was added to the eastern wing of the castle. Since this period the castle has been let and used as office accommodation.

## *The Stables*

Located in the South eastern corner of the property the Stables are an attractive stone built 2 storey building that lends itself to conversion to a large garage with potential for staff accommodation above.

## *The Gate House*

Located at the entrance to the Castle, the Gate House comprises a modern building offering 2 bedroom accommodation. The Gate House requires a complete refurbishment and has potential to be demolished and replaced with a larger new build property built of more sympathetic materials to complement the castle.

## *The Grounds*

The Castle is set within extensive grounds of 1.78 hectares (4.4 acres) which comprise landscaped gardens, mature woodland and attractive lawns set within the original walled garden. Given its close proximity to the city centre the garden offers a very quiet and peaceful retreat from the fast paced life of the Capital.



Craigcrook Castle pictured in the late 1800's





The attached plans have been discussed with the council and informally have received positive feedback. Other options will also be considered. No planning applications have been made.



Proposed  
Staff Flat

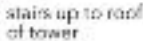
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CRAIGCROOK CASTLE  
Proposed Lower Ground Floor Plan



*Craigcrook Castle*  
RAVELSTON, EDINBURGH

CRAIGCROOK CASTLE  
Proposed Upper Ground Floor Plan



## RAVELSTON, EDINBURGH

### Proposed First Floor Plan



## Location

Located in Ravelston, one of Edinburgh's most sought after residential areas, Craigcrook Castle is situated less than 3 miles from Edinburgh City Centre yet it enjoys a tranquil and semi rural position. Accessed by a gated private driveway from Craigcrook Road the castle is bounded by agricultural fields to the North and West, with mature woodland and golf course to the south. A private nursing home bounds the site to the east.

Ravelston is a well established and highly sought after residential area located west of Edinburgh city centre. The location allows easy access into the city yet is also conveniently located for the City Bypass and Central Scotland's motorway network. Edinburgh International Airport is only 6 miles from the Castle and is easily reachable in under 15 minutes by car.

Schooling is available within walking distance including Mark Erskine and Stewarts Melville. St Georges School, Edinburgh Academy and Cargilfield are all within easy reach by car. There is an abundance of choice for the sports enthusiast including golf courses at Ravelston and Murrayfield, Murrayfield Ice Rink and numerous sports clubs. The internationally recognised Murrayfield stadium is also located close by.

There are also a number of enjoyable walks including Ravelston Woods and Corstorphine Hill. Shopping is located at Craighleith Retail Park which offers both Sainsbury's and Marks and Spencer.

## Architects

The plans displayed within the brochure show one of the proposals for how the Castle could be easily converted back to residential use. This could be done with very little intrusive works. The plans have been drawn up by renowned and award winning Lorn Macneal Architects. Lorn Macneal Architects have 25 years of proud experience representing over 75 major World Heritage restoration projects. Their website is [www.lornmacneal.co.uk](http://www.lornmacneal.co.uk) Interested parties are invited to discuss potential architectural queries with Lorn Macneal on 0131 226 3838.

## Services

The property benefits from Mains Water, Electricity and Drainage. Mains gas is also available.

## Listing

The Property is a category "B" listed building with Historic Scotland and was originally listed in July 1966.



# Rating

The elements of the property have the following rateable values as offices.

Castle	- £60,400
Annexe A	- £54,600
Annexe B	- £50,600

The Gate House is listed as a domestic property and falls under Band F for Council tax purposes. Following conversion to residential use the Castle will likely be covered by Council Tax band H. The current charges payable on this band including water and sewerage charges is **£3,159.70 per annum**.

# Conditions of Sale

A deposit of 10% of the purchase price will be payable within 7 days of the conclusion of Missives.









## Company Purchase

The property may be available by means of a company purchase. Further information is available from the selling agents.

## EPC Rating

The property is currently assessed as offices and has an EPC rating of G

## Viewing

Strictly By appointment with Ballantynes.

### Contact

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These particulars were prepared in May 2014



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