



REDHALL HOUSE

— MDXXVII —





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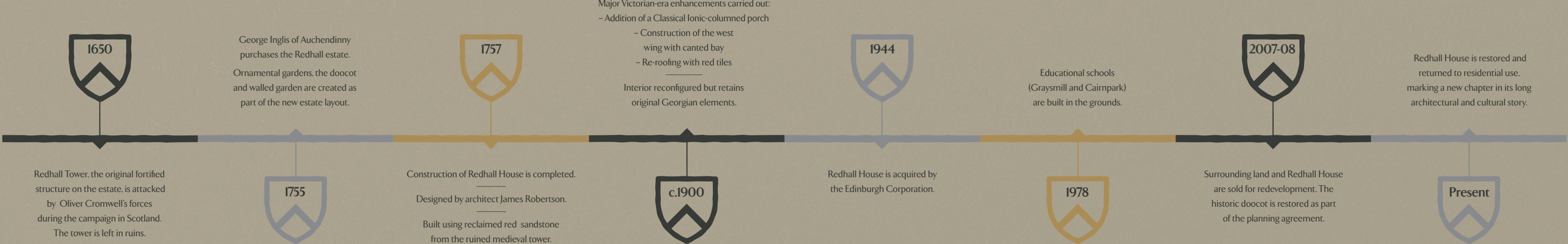
— MDXXVII —

A Landmark Reimagined

*Redhall House returned
to its former glory*



Historical Timeline



Redhall House, a Rich History

Redhall House has occupied its peaceful bend on the Water of Leith for centuries, its story woven through some of Scotland’s most formative moments. The estate originally belonged to Sir Adam Otterburn, King’s Advocate to James V, and centred on the fortified Redhall Tower, which stood on a natural promontory above the river. In 1650 the tower was attacked during Oliver Cromwell’s campaign in Scotland, leaving it ruined and never rebuilt.

In 1755 the lands were purchased by George Inglis of Auchendinny, who commissioned architect James Robertson to create a refined new country house. Completed in 1757, Redhall House rose from the very stones of the old medieval tower, its elegant French-château-influenced façade and balanced Georgian symmetry reflecting the confidence of Enlightenment-era Edinburgh. The newly laid ornamental gardens and walled enclosures formed part of a carefully designed estate landscape, and the house soon became emblematic of the prosperity and social ambition of the time.

Around 1900 the house was significantly extended with an Ionic-columned porch, a canted-bay west wing and new roof, bringing Victorian refinement to its earlier Georgian character. Redhall later passed into public ownership, becoming a training centre for the City of Edinburgh Council. Through these decades it played a quiet but important civic role.

Today, following its careful restoration, Redhall House stands once again as private residence, its character shaped by medieval conflict, Georgian craftsmanship, Victorian expansion and 20th-century civic purpose. It remains one of southwest Edinburgh’s most atmospheric and historically significant homes, carrying forward the legacy of the families, visitors and eras that have shaped it across nearly four centuries.



Location

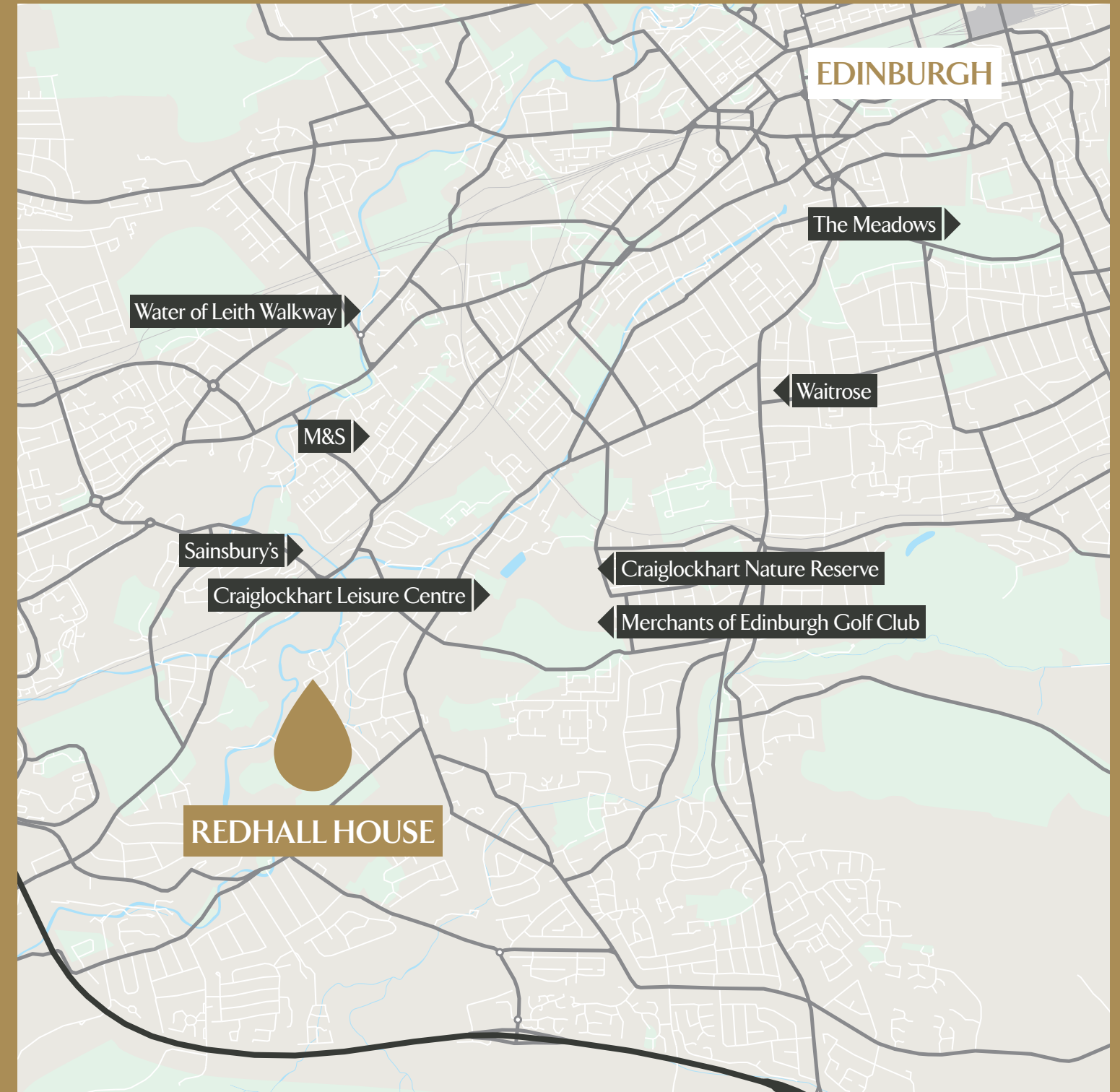
Redhall House enjoys a peaceful, leafy setting in south-west Edinburgh, offering calm surroundings while remaining exceptionally well connected. Just three miles from the city centre, the house sits within one of the capital's most desirable suburban pockets, providing quick access to everyday conveniences alongside the privacy and calm of its historic estate surroundings.

The nearby Colinton Village is one of Edinburgh's most charming conservation areas, a historic settlement dating back to the 11th century, known for its cafés, independent shops, galleries, and the picturesque Colinton Dell walking trails along the Water of Leith.

Everyday essentials are close at hand, with a choice of premium retailers nearby. Marks & Spencer Foodhall at is just a short distance away, Tesco in Colinton Village and Waitrose in Morningside for your larger supermarkets and a selection of independent delicatessens and artisan food shops.

For commuters, Redhall House is ideally positioned. The Edinburgh City Bypass is only minutes away, providing fast access to the motorway network, Edinburgh Airport, The Gyle, and routes west towards Glasgow. Public transport connections are equally efficient, with frequent buses running from the surrounding area directly into the city centre, Morningside, Bruntsfield, and wider Edinburgh.

Surrounded by mature woodland, historic walks, and several excellent golf courses, Redhall House offers a highly sought-after combination of peaceful riverside living and convenient access to some of Edinburgh's best amenities.



Redhall House Returns

A rare opportunity to own a piece of Edinburgh's heritage within the historic Redhall House and its private grounds. Just five exquisite residences have been meticulously renovated to an exacting specification, offering vast lateral space, private garages, and lift access.

Apartment I

This beautifully renovated three-bedroom ground-floor residence at Redhall House combines outstanding period character with refined contemporary living. At the heart of the home lies a magnificent open-plan kitchen, living and dining area, framed by a triple-fronted bay window that fills the space with natural light and anchored by an exceptional original fireplace, meticulously restored to celebrate the building’s 18th-century heritage. An additional arched period window further enhances the architectural charm throughout. Designed for both everyday and elegant entertaining. The contemporary kitchen is seamlessly integrated, offering a sleek cooking and preparation area while remaining visually connected to the wider living space.

The bedroom accommodation is equally impressive. The principal bedroom is a sophisticated retreat, complete with a luxurious en suite bathroom and a sense of privacy that sets it apart within the home. A second large double bedroom also benefits from its own en suite, making it ideal for guests or extended family. A further well-proportioned double bedroom offers excellent flexibility, whether used for sleeping accommodation or adapted for alternative purposes such as a hobby or reading room. Completing the layout, a separate study provides a peaceful, dedicated workspace.

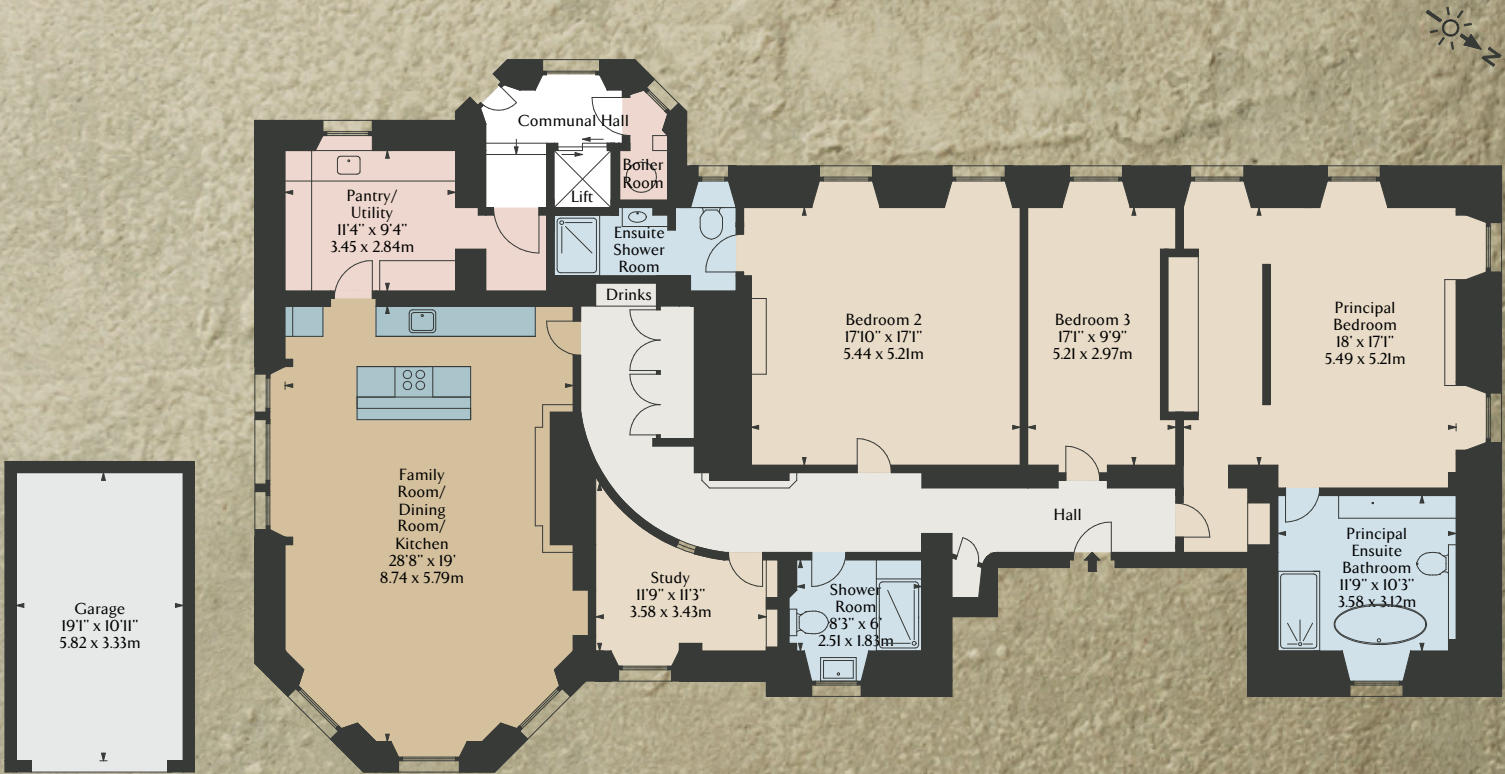
The apartment also benefits from a private garage and access to the surrounding communal garden grounds, offering an exceptional opportunity to enjoy distinguished lateral living within one of Edinburgh’s most historic and evocative houses.



Approx. Gross Internal Area
2334 Sq Ft - 217.76 Sq M

Detached Garage: 209 Sq Ft - 19.42 Sq M

For identification only. Not to scale.



GROUND FLOOR



Apartment 2

This outstanding four-bedroom first-floor apartment has been meticulously renovated to an exceptional standard, offering elegant contemporary living within an impressive period setting. Accessed either by a private lift directly into the residence or the grand original stair, the home opens into a beautifully crafted panelled hall, setting a sophisticated tone throughout.

At its heart lies a superb open-plan kitchen, living and dining room, a wonderfully bright and expansive space enhanced by a working log burner that creates warmth and atmosphere. The layout is designed for both relaxed everyday living and entertaining, with generous proportions and refined finishes throughout.

The accommodation includes four versatile bedrooms, with the principal suite benefiting from its own dressing room and en suite. A further highlight is the dedicated gym with integrated sauna, providing a luxurious private wellbeing space rarely found in apartments of this calibre.

Practicality has been thoughtfully addressed, with ample internal storage, a utility room, and well-considered built-in solutions throughout. Completing the offering, the property benefits from a private garage, ensuring secure parking and additional storage convenience.



Approx. Gross Internal Area
2323 Sq Ft - 215.81 Sq M

Detached Garage: 209 Sq Ft - 19.42 Sq M

For identification only. Not to scale.



FIRST FLOOR



Apartment 3

This bright and beautifully finished top-floor penthouse offers elegant lateral living across the entire second floor. Reached via the grand communal staircase or direct lift access, the apartment enjoys an exceptional sense of privacy and light. The expansive open-plan kitchen, living and dining space is enhanced by a newly installed roof light, creating a wonderfully airy atmosphere throughout the day.

With four generous bedrooms, excellent integrated and eaves storage, and a versatile store room, the layout is both refined and highly practical. A private garage provides secure parking and additional convenience.

This penthouse represents an outstanding contemporary home within a distinguished historic setting.

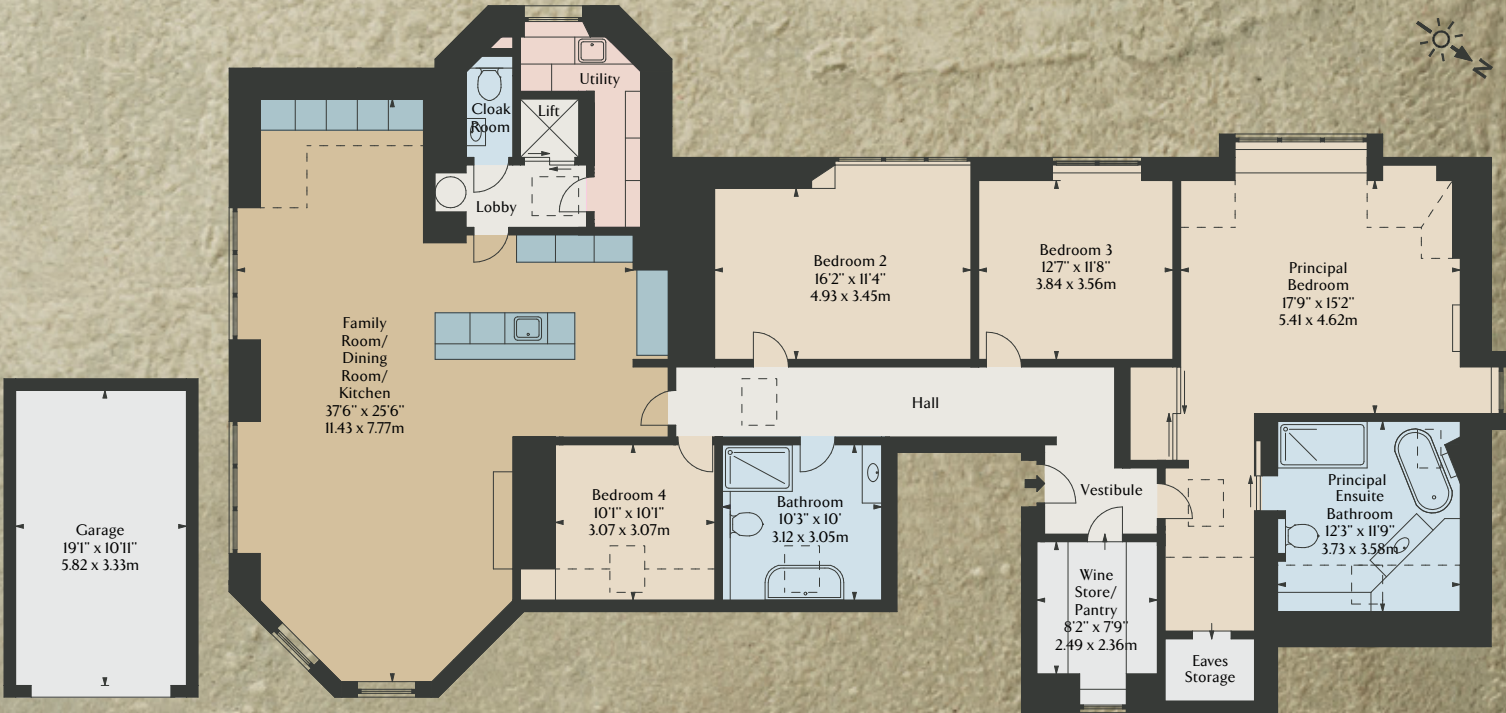


Approx. Gross Internal Area

2354 Sq Ft - 218.69 Sq M

Detached Garage: 209 Sq Ft - 19.42 Sq M

For identification only. Not to scale.



SECOND FLOOR

Specification

KITCHEN & UTILITY

- High specification kitchen cabinetry by Hacker of Germany
- Premium quartz worktops
- Premium appliances by AEG
- Boiling hot water tap and sinks by Franke
- Separate utility room with German cabinets, granite worktops and plumbed for washing machine/tumble dryer

BATHROOMS & EN SUITE

- Premium sanitaryware, taps, showers and fittings by Grohe, Vitra and Saneux
- Solid stone resin baths
- Designer chrome heated towel rails
- Underfloor heating as part of full integral ground source system
- Premium LED feature lighting

DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification solid core fire doors
- Premium porcelain tiling with feature carpet wells in common areas
- Premium real wood flooring with feature carpet wells in principal bedroom

SECURITY & SAFETY

- Alarm system
- Mains wired Heat and smoke detection system
- Fire mist suppression system

PLUMBING & HEATING

- Premium ground source heat pump system to each property
- Full ground source underfloor heating throughout entire property
- Extra large water cylinder heated powered by ground source heat pump to service all bathrooms, kitchen and utility room

ELECTRICAL

- Low energy LED lighting fittings
- Led Orbital downlights throughout
- Feature pendants, 5amp circuit and wall lights
- External communal private lighting

MISC

- All interiors curated by award winning designer
- Fully overhauled window shutters
- High specification solid core fire doors with Brushed steel lever door handles by Serozzetta
- Fully overhauled windows with double glazing and integral draft proofing
- Period original features/fireplaces

PRIVATE/GARAGE PARKING

- Provision for future car charging point in each garage
- Lighting and power
- Outside cold-water tap

DATA & MULTIMEDIA

- Optical Fibre for fast broadband and streaming

EXTERNALS

- Fully overhauled windows with double glazing and integral draft proofing
- Seeded lawns and communal garden area with both hard and soft landscaping
- Cold water tap

CONSTRUCTION

- Traditional stone built
- Slate roof with skylights/rooflights
- Cast iron rainwater rhones and downpipes
- Utility, drainage and water connections

STORAGE

- Separate utility room
- Bespoke wardrobes in principal bedroom

SUSTAINABILITY FEATURES

- Ground source heat pump
- Very low running costs for heating due to the installation of a full water based underfloor heating system powered by the ground source heat pump
- Hot water is also powered by the ground source heat pump

Specification Disclaimer: The specification outlined within this brochure is provided as a general guide and may be subject to variation at the developer's discretion. Finishes, materials, layouts, and details may change as the project progresses. Any prospective purchaser should rely on the missives for the final confirmed specification.

CGI & Imagery Disclaimer: Computer-generated images (CGIs) and illustrative visuals contained within this brochure are for guidance only. Photography is not plot-specific and may depict the first-floor show apartment. Furniture, soft furnishings, and decorative items shown are not included in the sale. Final appearance, layout, and landscaping may vary.

Sustainability

Sustainability has been thoughtfully integrated into every aspect of the refurbishment at Redhall House, combining period elegance with modern energy-efficient design. Each apartment benefits from underfloor heating throughout, delivered via a highly efficient water-based system powered by a ground source heat pump. This closed-loop system draws renewable energy from a series of deep boreholes discreetly located within the rear grounds, using the stable temperatures below the earth's surface to provide consistent, low-carbon heating and hot water all year round.

Ground source heat technology is one of the most sustainable heating solutions available today. It significantly reduces reliance on fossil fuels, lowers operational energy use, and provides exceptional thermal comfort with minimal running noise. The system operates at a steady, efficient output, allowing underfloor heating to work exactly as intended, circulating gentle, even warmth with lower flow temperatures and markedly reduced energy consumption compared to traditional boilers.

The renovation of Redhall House has also placed strong emphasis on improving the historic building's fabric. All original sash-and-case windows have been fully restored inside and out, retaining their classic proportions while integrating high-performance double glazing. This careful upgrade enhances insulation, reduces heat loss and improves acoustic comfort, all while preserving the architectural character of the original façade.

Together, these measures ensure the apartments offer a rare combination of period craftsmanship and modern environmental performance, a home that not only looks timeless, but is built to stand comfortably and efficiently for generations to come.



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