

Liberton Tower Lane, Edinburgh, EHI6



A unique collection of properties including a charming family home, a two bedroom cottage, gardens, storage and paddock, located next to Liberton Tower, with **breathtaking views** across the Edinburgh skyline.

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## Overview

This charming family home at Liberton Tower Lane is located in a tranquil, semi-rural setting off Braid Hills Drive in Liberton. The property is set next to the 15th century Liberton Tower which was originally owned by the Dalmahoy family, later restored in the 1990's. The 0.56 acre site is set in an elevated position, under 3 miles from Edinburgh's City Centre, with incredible views and outlooks across the Edinburgh city skyline and beyond.

This family home has been wonderfully maintained over the years and benefits from additional accommodation within its grounds, including a two bedroom cottage, an external stable storage block and additional land, within the paddock, which is currently leased and operated by a third party. This property offers excellent functional flexibility for any incoming owner.

The property is made up of:

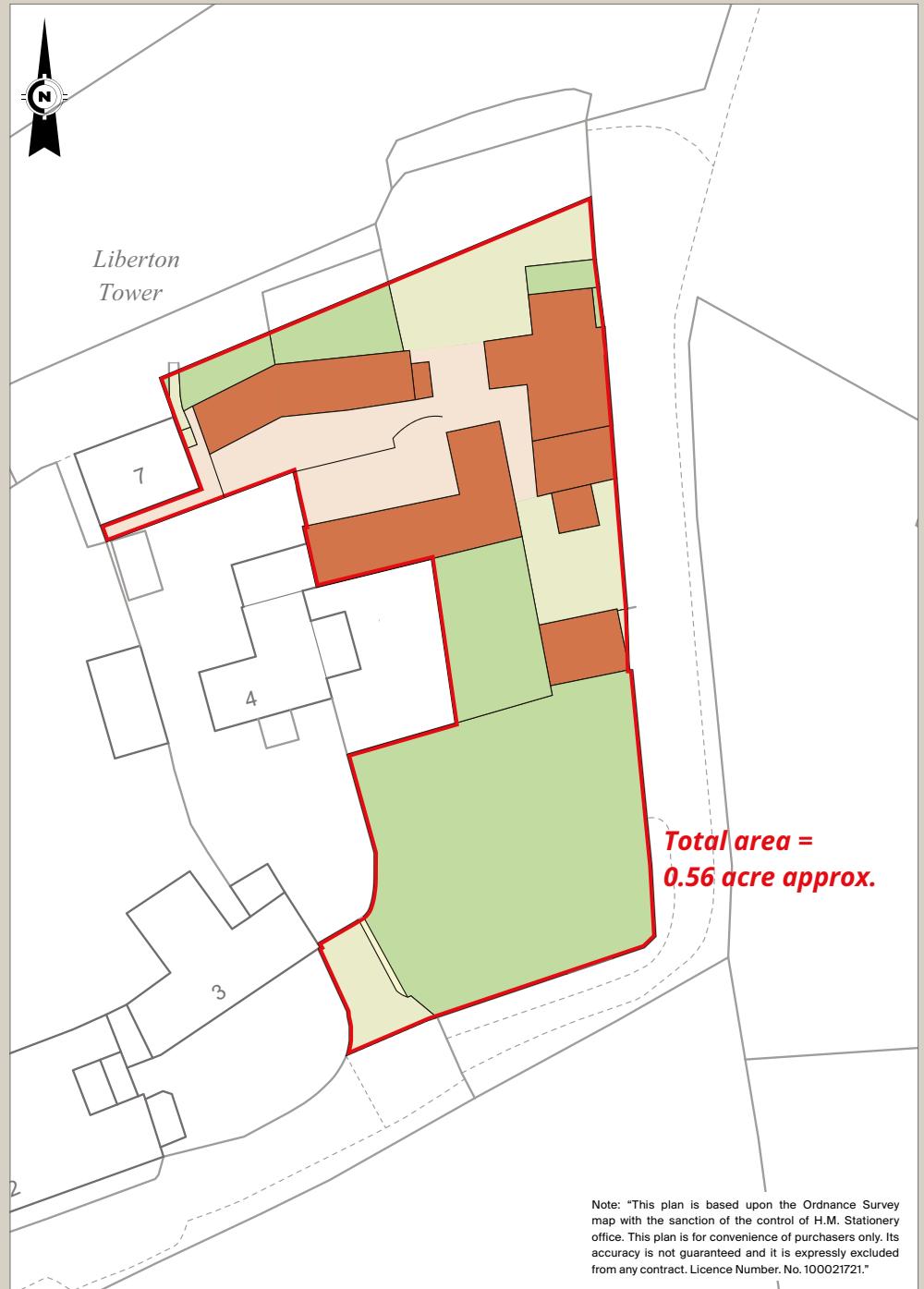
**Barn House:** A detached family home over two floors, with wonderful reception spaces including a substantial first floor drawing room, a sitting room with a terrace featuring stunning views and a principal bedroom with en suite and sunroom. There is private parking and a substantial lawned garden.

**Dairy Cottage:** A charming detached two-bedroom cottage with private garden and parking.

**Stables:** A run of 7 well-proportioned stables with an additional Tack room.

**The Paddock:** Currently, the land and office building are leased and operated as a Cattery. There is scope for potential future planning on site or it could be operated as additional garden ground for the house. More details on the current lease can be provided upon request to Knight Frank.

The sought-after location and wonderful range of accommodation combined with great flexibility over future use make this property an appealing proposition. The availability of sizeable private outdoor spaces, private parking and stunning countryside outlooks make this a unique opportunity on the edge of Edinburgh.





## Location

Liberton is a quiet, suburban area, connecting you to nature whilst also offering easy access to the city's shops, restaurants, bars, theatres and business districts. Locally, there is access to supermarkets, a selection of local independent shops and a wide range of retailers at Cameron Toll Shopping Centre and Straiton Retail Park.

The property which benefits from panoramic views across Edinburgh to Arthur's seat and Fife beyond is surrounded by green open spaces including golf courses, Blackford Hill, the Hermitage of Braid and the Pentland Hills, all offering a variety of semi-rural walkways and cycle paths with direct access from your doorstep.

Liberton Tower Lane is also convenient for Edinburgh and Napier Universities, the Royal Dick Veterinary College and Edinburgh Royal Infirmary. There is easy access to efficient bus services, the city by-pass, Edinburgh International Airport and Central Scotland's motorway network.







## Barn House, 4B Liberton Tower Lane

A charming, detached family home with private parking and garden.

This beautiful property enjoys excellent natural light throughout as well as breathtaking views from many aspects. Entering in to a stunning and welcoming entrance hall, this provides the hub of the house. There is a spacious, fully equipped kitchen connected to a dining/sitting room which leads onto a sizeable terrace with open outlooks. There are two generous bedrooms and two bathrooms, an office and a utility room on the ground floor.

The elegant spiral stair leads directly into the exceptional first floor drawing room. This room is a wonderful entertaining space and benefits from excellent light and a Juliette balcony. There is a principal bedroom suite in the extended part of the property. This features an en suite shower room and a sunroom with access to the garden. There is a reading/music room off the drawing room which could be used as a fourth bedroom and there is a kitchenette and a large storage space completing this floor.

Externally, as well as the terrace to the front of the property, there is a stoned garden area to the rear as well as a large walled lawn ideal for entertaining. There is private parking located to the front of the property.

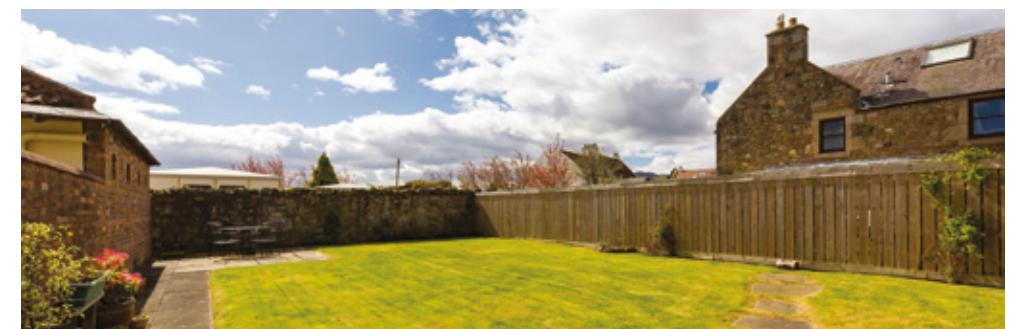
**Council Tax**

Band G

**EPC Rating**

C





# Barn House, 4B Liberton Tower Lane

Approximate Gross Internal Floor Area

3402 Sq Ft - 316.05 Sq M

External Store: 65 Sq Ft - 6.04 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





# Dairy Cottage, 5 Liberton Tower Lane

A period two bedroom cottage with private parking and front and rear garden areas located next to Liberton Tower.

This striking cottage is entered via an entrance vestibule and leads into a charming, fully equipped dining kitchen. Due to its south-facing orientation, the property receives excellent natural light into all of its rooms. The kitchen leads on to the characterful lounge which features old ceiling beams and exposed brickwork and a gas stove (which would require to be reconnected).

To the rear of the property there is a spacious principal bedroom with inbuilt storage and a shower en suite. There is a good sized second bedroom with a central bathroom and a storage cupboard completing the accommodation.

Externally there is a utility room next to the entrance vestibule, and there is a sizeable patio garden to the rear as well as a grassed area to the front.

## Council Tax

Band E

## EPC Rating

D

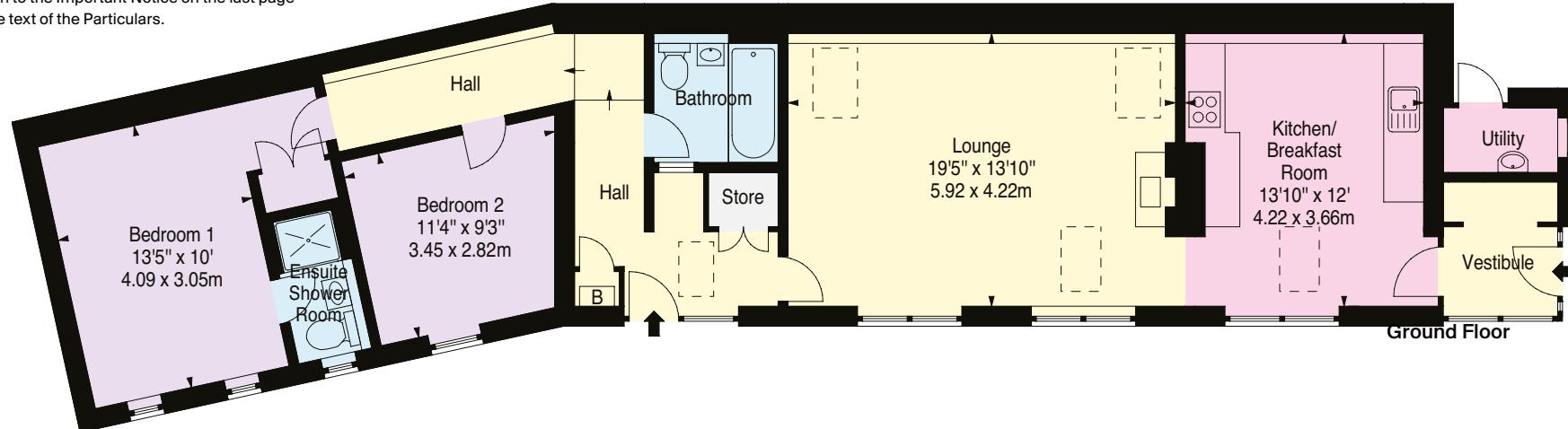


# Dairy Cottage, 5 Liberton Tower Lane

Approximate Gross Internal Floor Area

1028 Sq Ft - 95.50 Sq M (Including Utility)

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## Stables

Located next to the main house and cottage is a run of 7 well maintained stables that could be used for additional storage or alternative uses. The stables are equipped with electric, lighting and water. There is a further tack room which is accessed from the house side of the stables.

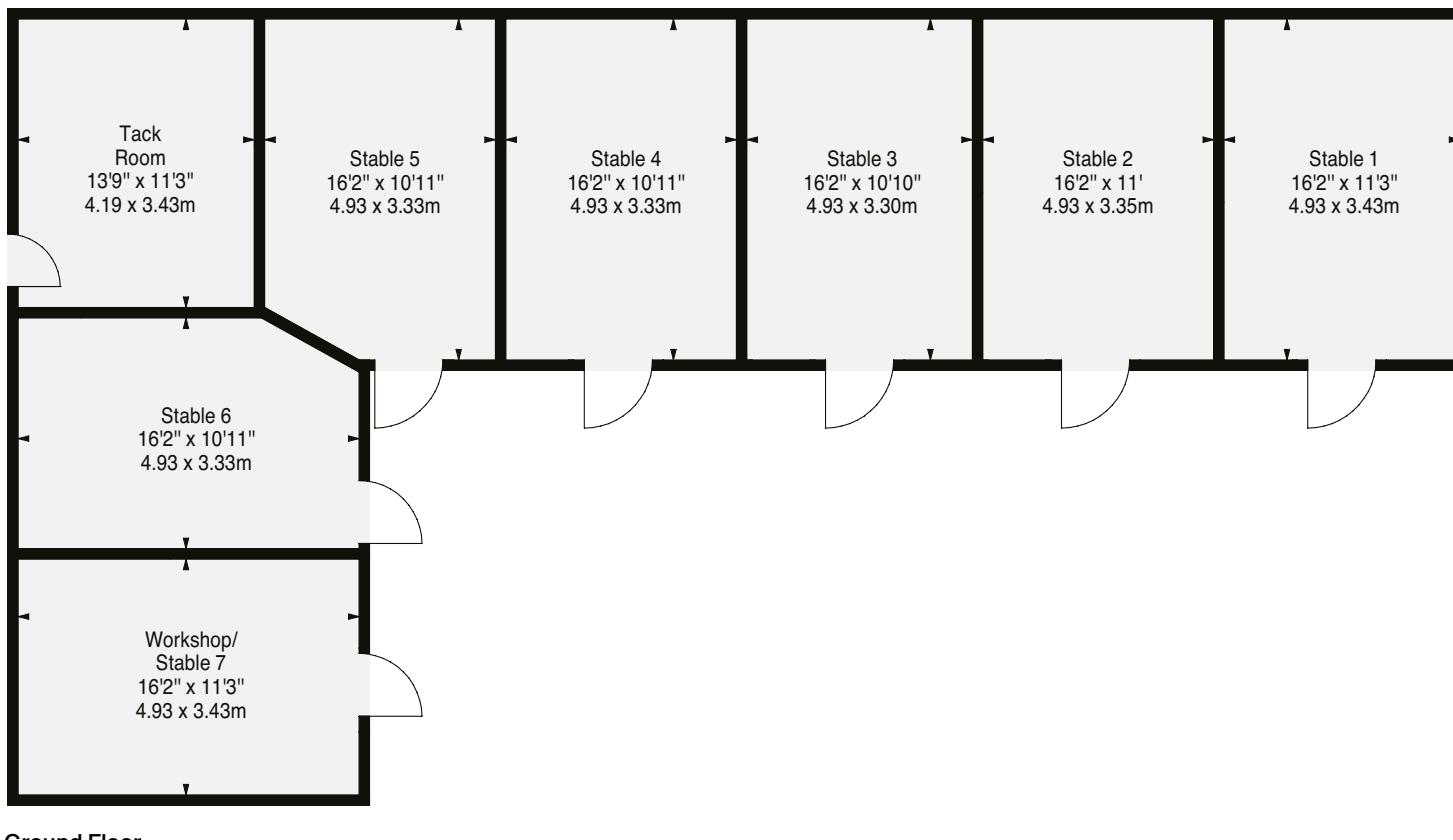


# Stables

## Approximate Gross Internal Floor Area

1454 Sq Ft - 135.08 Sq M

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# The Paddock 6 Liberton Tower Lane

The paddock is a substantial area of land (approximately 0.21 acres) which benefits from two accesses into the site. Currently, the site is on a commercial lease to local operators running Tower Kennels for Cats. Details on the lease terms can be provided to interested parties upon request to Knight Frank.

The office building currently provides a reception, a utility room with WC and substantial storage. There are currently three temporary cabins on the site which provide the Cattery kennels, however, in future, any owner could potentially look to develop this land back into additional garden ground for the property.

From initial dialogue with a local planning consultant there may be a possibility to apply for planning permission in the paddock, subject to Edinburgh Council planning department approval.

There is mains electricity and water sources to the office building and the grounds continue to be well maintained by the current operator.

Rateable Value for current operation - £2,350 per annum

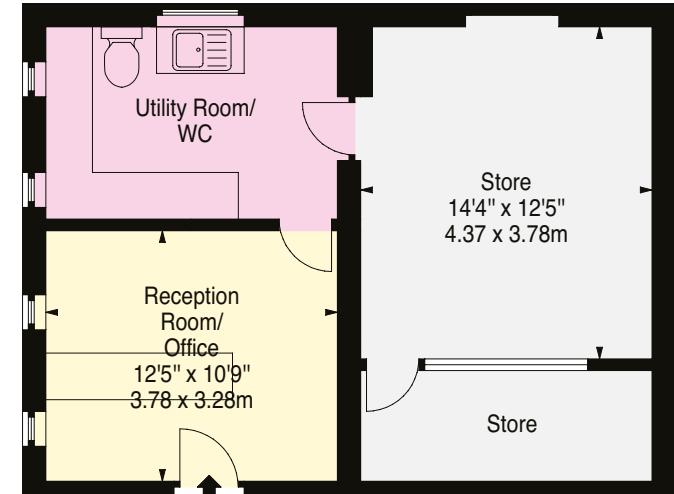


## The Paddock, 6 Liberton Tower Lane

### Approximate Gross Internal Floor Area

509 Sq Ft - 47.29 Sq M

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Ground Floor





## Services

Utilities are mains water, mains drainage, mains electricity and gas.

## Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

## Boundary

The site boundaries and vehicular access are shown on the site plan and images. There are some areas that are currently used by the house that sit out with the property's legal boundary. Such areas have been used by the owners for many years however any purchaser shall be required to satisfy themselves in this regard.

## Commercial Lease

The Paddock and office is currently rented under a commercial lease. Details on the lease terms can be provided to interested parties upon request to Knight Frank.

## Viewing

By appointment through Knight Frank on 0131 222 9600.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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**We would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated May 2024.

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