BEECHMOUNT HOUSE

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LAND AND DEVELOPMENT

Spectacular 19th Century mansion and private estate with potential for restoration to form one of the finest houses in Scotland

BEECHMOUNT HOUSE

102 CORSTORPHINE ROAD
EDINBURGH
EH12 6TZ

Spectacular Mansion House and private estate with Gate Lodge and Coach House set in approx. 3.25 hectares (8.0 acres) of private grounds with commanding views over the City of Edinburgh and the Pentland Hills to the south. Potential for restoration to form one of the finest houses in Scotland.

Planning consent has been granted for alterations and change of use to form a 46 suite boutique hotel. May also be suitable for senior assisted living, wedding venue or care home use (subject to planning)

www.beechmounthouse.com

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Summary

- Edwardian mansion house (approx. 1,550 sq.m / 16,685 sq.ft) in private grounds
- Constructed in 1900 for the Treasurer of the Bank of Scotland
- Category 'B' listed, richly detailed Italianate mansion
- Situated on one of Edinburgh's 'Seven Hills'
- 3.25 hectares (8.03 acres) of private, walled grounds
- Potential for restoration to a single grand residence
- Gate Lodge (88 sq.m / 947 sq.ft) and Coach House (191 sq.m / 2,055 sq.ft) with planning consent to form staff / guest accommodation (consented areas)
- Existing planning consent for extension and conversion to a 46 suite boutique hotel (4,610 sq.m / 49,622 sq.ft)
- HMO rental accommodation in the former staff wing generating an income of approx. £61,000 per annum

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DESCRIPTION

Beechmount House dates from 1900 and was designed by John Watson as a private residence for Sir George Anderson, Treasurer of the Bank of Scotland from 1889 to 1916. Sir George intended Beechmount House to be used by the bank as a residence for future Treasurers. However, Lady Anderson bequeathed the house and estate to Edinburgh Royal Infirmary to be used as a convalescence home for officers injured in the First World War. Beechmount House remained in public ownership until being restored as residential apartments in the early 1990's.

The estate comprises Beechmount House, Gate Lodge, Coach House and grounds with all of the buildings and the boundary walls being Category B listed by Historic Scotland for their architectural importance. Notable historic features within Beechmount House include a rusticated entrance porch, tower with viewing platform, detailed cornicing, Ionic columns, Corinthian columns, marble fireplaces and a grand Imperial staircase with impressive stained glass window.

Beechmount House is approached via a private drive which rises from Corstorphine Road through impressive ashlar gate piers. A long tree lined driveway passes the gate lodge before winding up Corstorphine Hill to Beechmount House and beyond to the Coach house. The high surrounding wall, long drive and the Gate Lodge ensure that the residents of Beechmount House enjoy privacy and security.

Internally Beechmount House retains a number of period features and a generous mix of accommodation ranging from grand rooms suitable for formal entertaining to less formal family rooms. Of particular note is the formal ball room on the ground floor, the drawing room on the second floor with magnificent views towards the Pentlands and over Edinburgh; and the impressive imperial staircase dominating the hall and providing access to the upper floor.

To the rear of Beechmount House is the former staff wing which has been extended and altered as part of the property's former use as a convalescence home. The staff wing is currently occupied by short term rental tenants and produces an income of approx. £61,000 per annum. The staff wing offers the opportunity for renovation as part of the restoration of the wider estate or conversion to alternative uses.

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PLANNING
Planning consent was granted in 1999 (Ref: 99/03255/REM) for alterations and change of use to form a 46 suite boutique hotel (approx. 4,610 sq.m / 49,622 sq.ft). The City of Edinburgh Council have confirmed in writing that this application is still extant due to work having started.

Listed Building Consent was granted in 2009 (Ref: 09/02436/LBC) for alteration and extension to the Gate Lodge. Consented area extends to approx. 88 sq.m (947 sq.ft).

Listed Building Consent was granted in 2009 (Ref: 09/02850/LBC) for alteration and extension to the Coach House. Consented area extends to approx. 191 sq.m (2,055 sq.ft).

We have been informed by City of Edinburgh Council that all applications are still extant.

For planning enquiries please contact:
City of Edinburgh Council, Planning Department, Waverley Court, 4 East Market Street, EH8 8BG.

Telephone: 0131 529 3596
E-mail: planning@edinburgh.gov.uk

EDINBURGH
Edinburgh is the capital city of Scotland and the political, financial and legal centre. The population of the Edinburgh City region currently stands at approx. 1.3m (National Records of Scotland 2014).

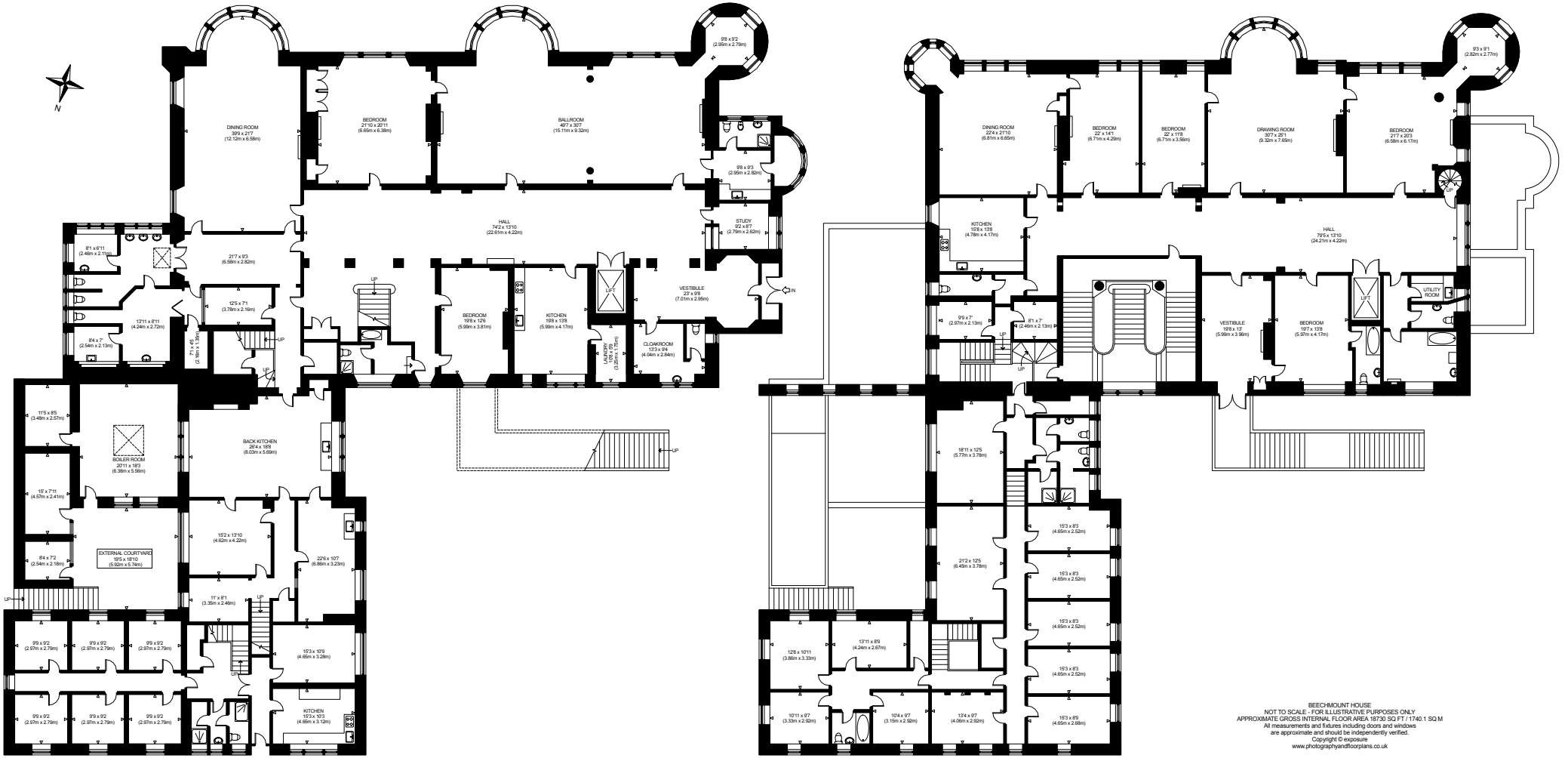
The city region offers a good quality of life with culture, heritage, open spaces, four universities and many first class schools. It also has an extensive public transport system including buses and the newly operational tram system which runs from Edinburgh City Centre to Edinburgh Airport. The airport was the busiest in Scotland in 2014, handling approx. 10.2m passengers and is currently undergoing further extension to upgrade the terminal building.

Edinburgh is the second largest financial centre in the UK after London. This sector is diverse and includes banking, fund management, insurance, investment management and pensions. Many financial organisations have headquarters in Edinburgh including HBOS (Formerly the Bank of Scotland), The Royal Bank of Scotland, Scottish Widows and Standard Life.

EDINBURGH EDUCATION
Edinburgh is famed for its excellent private schools and Universities. There is a choice of excellent schools and nurseries in the local area, including: The Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St George's School.

http://www.schoolguideedinburgh.co.uk

There are four universities located in Edinburgh and East Lothian. The University of Edinburgh (a world leader in many areas of scientific research) was ranked in 2015 to be the 21st in the world, 6th in UK and 8th in Europe (QS World Rankings 2015).



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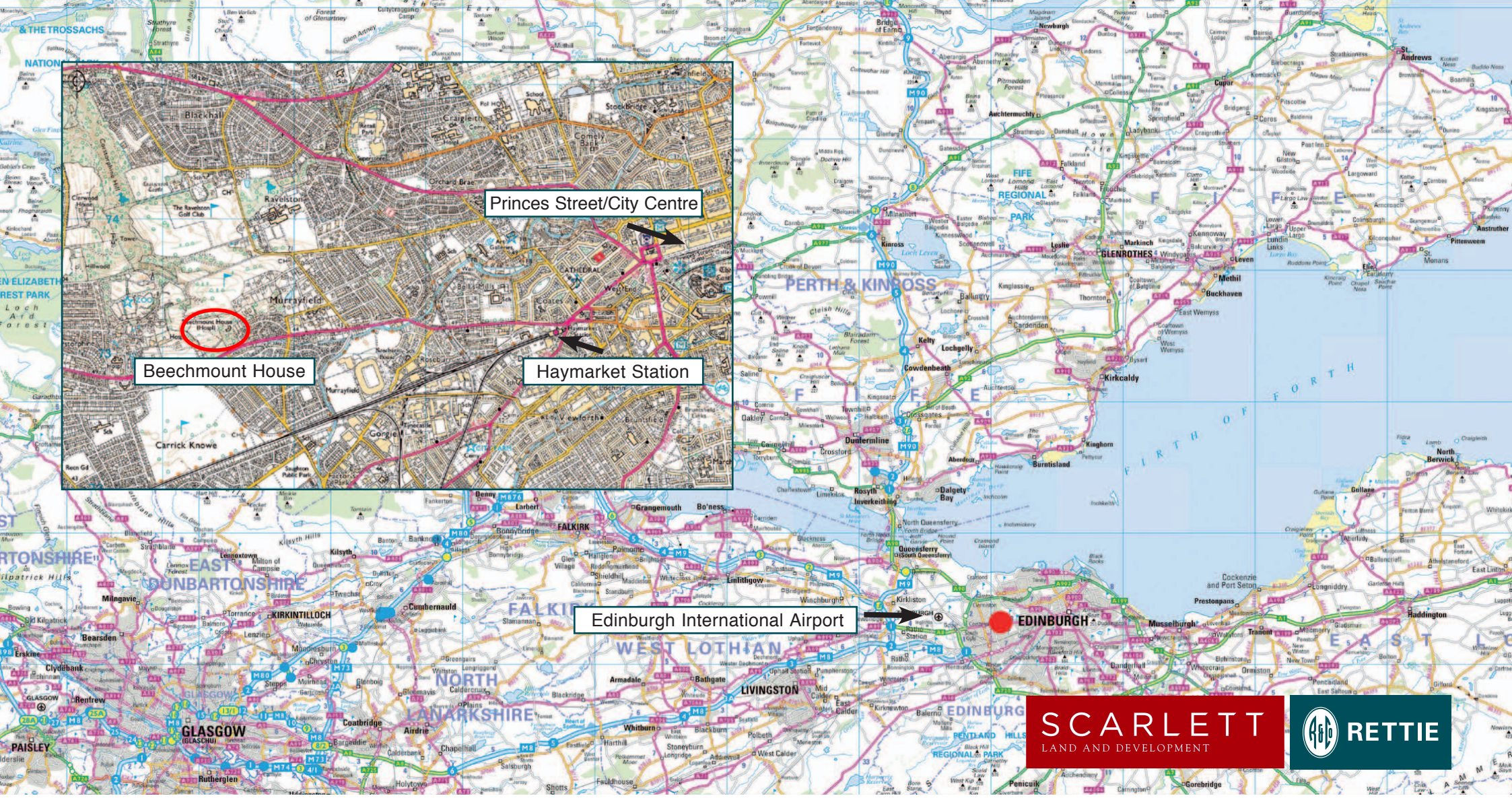

LOCATION

Beechmount House is located approx. 1.0 miles from Edinburgh's West End. Edinburgh Airport is situated approx. 4.5 miles to the west with Haymarket Station approx. 1.5 miles to the east.

There are many amenities close at hand including the private Spire Murrayfield Hospital next door, Edinburgh Zoo, Ravelston and Murrayfield golf courses and Murrayfield Stadium. The property is situated on Corstorphine Hill, a superb 67.3 hectare (166.3 acre) wooded hill and nature reserve. Some of Edinburgh's most prestigious schools including St George's School for Girls and the Erskine Stewart's Melville Schools are nearby.

ACCESS

Road - Edinburgh City Bypass approx. 2.8 miles
Rail - Haymarket Station approx. 1.5 miles
Bus - Regular service (Lothian Buses) to and from the city and the airport on Corstorphine Road.
Air - Edinburgh Airport is approx. 4.5 miles to the west

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Viewing
All viewings will be strictly by appointment through the Joint selling agents.

Website
Further information is available at: www.beechmounthouse.com

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