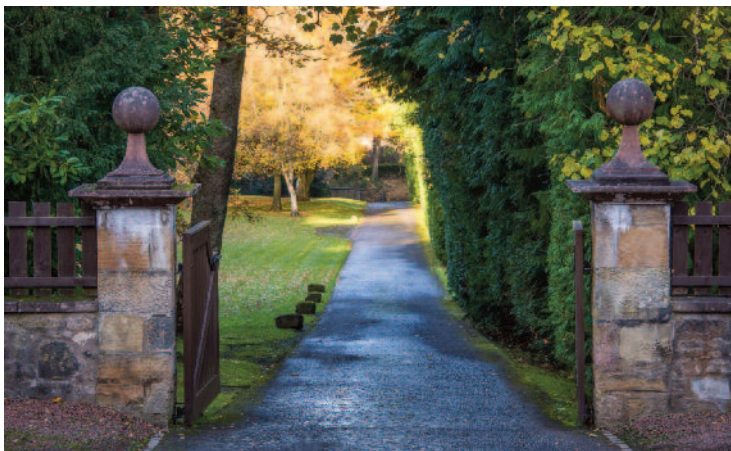




BABERTON HOUSE

JUNIPER GREEN • EDINBURGH





BABERTON HOUSE

JUNIPER GREEN • EDINBURGH

A wonderful opportunity to acquire an exceptional property in landscaped grounds of 10.8 acres

Dating from 1622

Superb period detail

Currently an office

Potential for variety uses

6 miles from Princes Street

5.8 miles from Edinburgh Airport

801 sq m/8623 sq ft approx.

Outbuilding and walled garden

EPC = F



Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh
EH3 6DH
Tel: 0131 247 3770
savills.co.uk

savills

PROPERTY DESCRIPTION

Baberton House is an exceptional property lying approximately 6 miles west of Edinburgh city centre. Surrounded by landscaped grounds this is an historic house dating from 1622, built by James Murray, Master of the King's Works. The original building has fine Jacobean features and was sympathetically extended to the present impressive building in 1765.

Acquired in 1980 by the current owners the building is in office use and has been exceptionally well maintained and is complemented by the well tended garden and grounds which extend to 10.8 acres.

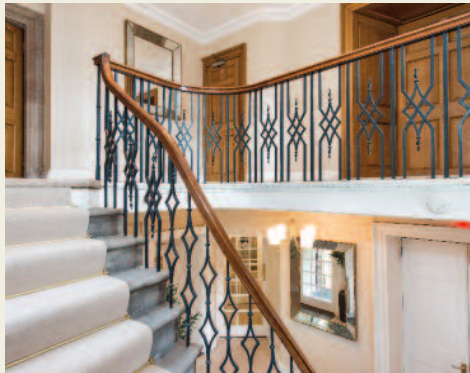
Baberton House represents a rare opportunity to acquire a prestigious property in a convenient location for access to the city, Edinburgh airport and Edinburgh Park. Potential uses includes a private residence, corporate HQ, hotel or leisure use, subject to obtaining the necessary planning consents. Approached by a tree lined driveway with gravelled parking sweep the building extends to approximately 8623 sq feet (801 sq.m) internally over three floors. The property retains much of its period detail with fine stonework, ornate plasterwork and delicate woodwork.

A short distance from the house is a stone-built workshop and carport.

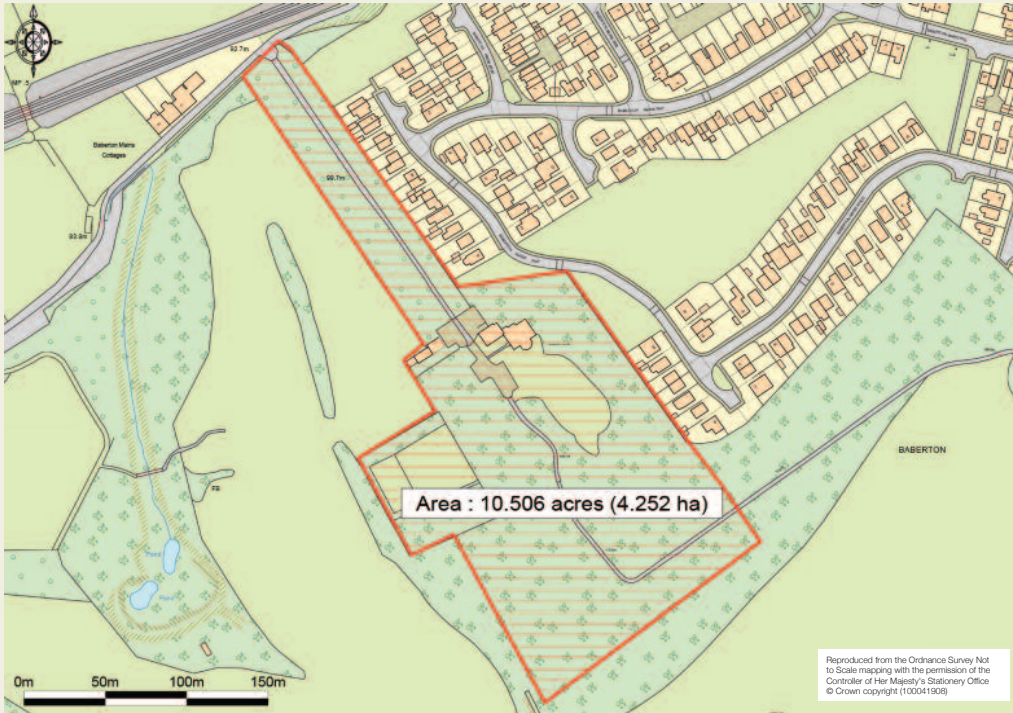
The well-tended grounds include extensive areas of lawn, mature specimen trees including the majestic Baberton sycamore, woodland walks and a sheltered walled garden

DIRECTIONS

From B701 Wester Hailes Road travelling south, turn right at traffic lights onto Westburn Avenue crossing over city by-pass, continue onto Baberton Mains Hill, turn right onto Baberton Mains which after a short distance becomes Baberton Road. Turn left at entrance gates up driveway.







GENERAL REMARKS

LISTING

Baberton House including gates and boundary walls are A-listed

The sundial is B-listed

Baberton House bothy and the walled garden are C-listed

SERVICES

All mains services are available

POSSESSION

To be by mutual agreement.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

VIEWING

Strictly by appointment with Savills - 0131 247 3770.

IMPORTANT NOTICE

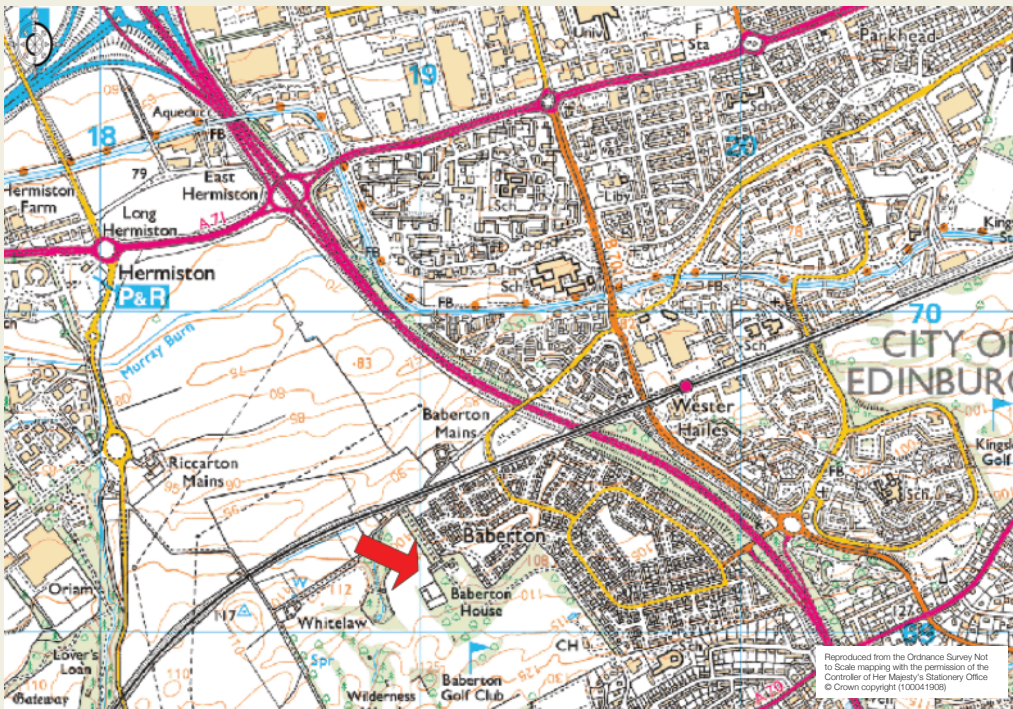
Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Brochure prepared May 2018.

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BABERTON HOUSE

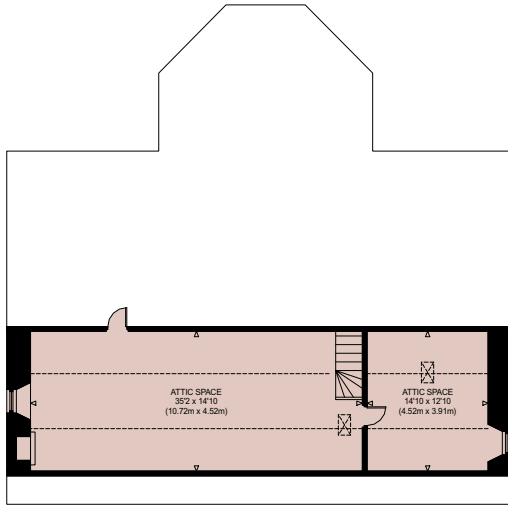
Not To Scale - For Illustrative Purposes Only

Approximate Gross Internal Floor Area 8,623 Sq Ft / 801.1 Sq M

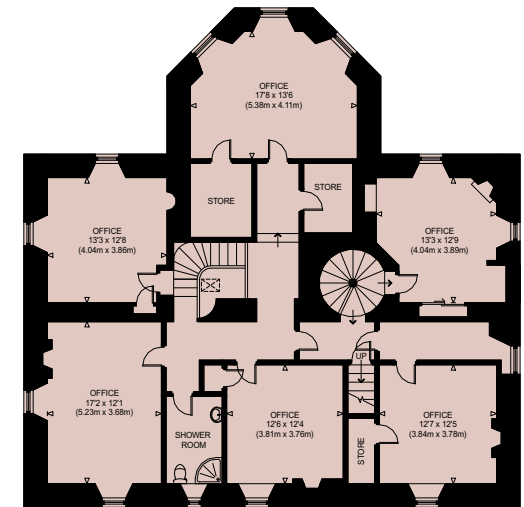
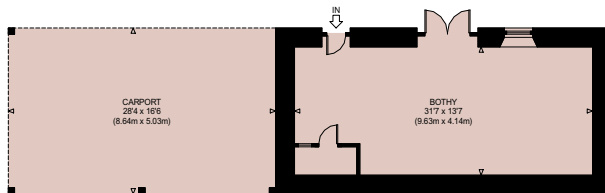
(Including areas of restricted height)

External Outbuilding Floor Area 440 Sq Ft / 40.9 Sq M

Total Combined Floor Area 9,063 Sq Ft / 842.0 Sq M



GROUND FLOOR





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