

THE TOWER

SASSOON GROVE, EDINBURGH





THE TOWER

STUNNING PENTHOUSE APARTMENT
WITH PANORAMIC VIEWS ACROSS EDINBURGH
AND BEYOND.

Bedrooms: 4 Reception: 2, Bathrooms 3,
Roof terrace, Private parking, Communal gardens

OFFERS OVER £1,450,000





DESCRIPTION

Set within the magnificent parkland of Craighouse, one of Edinburgh's most distinguished historic estates, The Tower at New Craig is an exceptional residence of rare pedigree and presence. Commanding a spectacular elevated position above the city, The Tower enjoys almost 360-degree views, encompassing the Pentland Hills, the Firth of Forth, and Edinburgh's iconic skyline.

At the heart of the Craighouse development stands New Craig, the grand architectural centrepiece and masterpiece of the estate. Designed with remarkable scale and splendour, it is among the finest examples of late 19th-century Scottish architecture. The Tower, occupying the uppermost levels of this landmark building, forms its crowning glory: a private and atmospheric home that unites dramatic volume, refined contemporary design, and timeless character.

Extending to over 3,000 sq ft, The Tower is arranged across multiple levels, each offering unique perspectives over the city. With lift access to the fourth floor, the interiors blend period grandeur with modern elegance.

At its heart lies the magnificent sitting room, an inspiring space with soaring ceilings and arched windows framing breathtaking views across Edinburgh. Below, the beautifully appointed kitchen combines bespoke cabinetry with premium integrated appliances and is complemented by a utility room and guest WC.

On the fifth floor, the principal bedroom suite offers an exceptional sense of scale and privacy, featuring a generous dressing room and a luxurious ensuite shower room. Three further double bedrooms, again with one benefiting from an ensuite and dressing room, are each thoughtfully proportioned. A family bathroom completes this level.

The fourth floor also hosts a dedicated study and home office, quiet, versatile spaces ideal for remote work or private reading, both flooded with natural light and elevated views.

Crowning the residence is the extraordinary roof terrace, a truly unique vantage point offering one of the most commanding outlooks in Edinburgh. From this lofty perch, the city unfolds in every direction: the Pentlands, Arthur's Seat, Edinburgh Castle, and the shimmering Forth beyond. This remarkable outdoor space offers an unrivalled setting for open-air dining and entertaining, suspended high above the treetops and surrounded by the skyline.

The Tower at New Craig represents a rare fusion of heritage and contemporary luxury, a home of architectural distinction, provenance, and atmosphere, offering perhaps the most spectacular private views in Edinburgh.

Residents also enjoy access to the magnificent Great Hall, an awe-inspiring social space reserved exclusively for New Craig residents. Built in the Baronial style, it features ornate oak panelling, classical pilasters, and a gilded cornice beneath a richly detailed ceiling and high semicircular windows. A rare communal setting, it forms the heart of a vibrant and friendly community, united by a truly exceptional address.

Externally, the property has two allocated car spaces and is set within a stunning 52-acre conservation area comprising woodland and parkland.





LOCATION

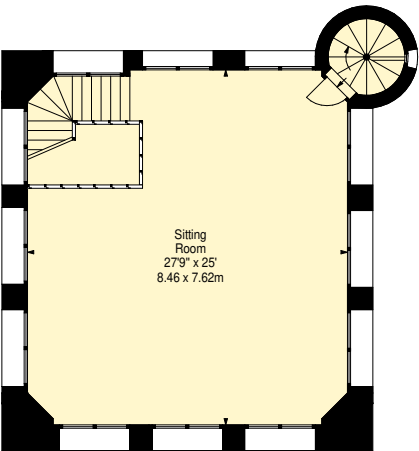
Craighouse lies in the highly sought-after residential district of Morningside, which offers an excellent range of local shops, bistros, and bars in both Morningside and nearby Bruntsfield. The area also boasts a rich variety of cultural amenities, including the King’s Theatre and the Dominion Cinema.

For those who enjoy outdoor pursuits, there are several local golf courses and an abundance of scenic walks in the open spaces of The Braid Hills, Blackford Hill, and The Hermitage of Braid, as well as throughout the property’s surrounding grounds.

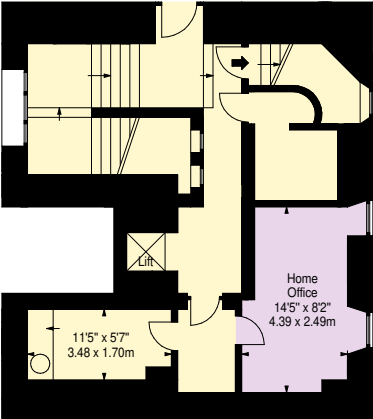
The location is also ideal for families, being within easy reach of some of Edinburgh’s leading independent schools, including George Watson’s College, Merchiston Castle School, and George Heriot’s.



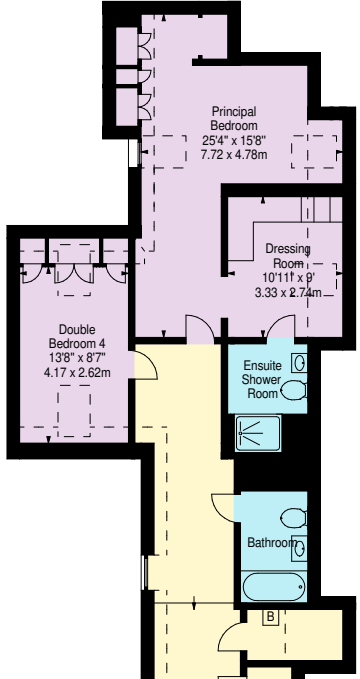
Approximate Gross Internal Floor Area: 3131 Sq Ft - 290.87 Sq M
Out Building: 367 Sq Ft - 34.09 Sq M



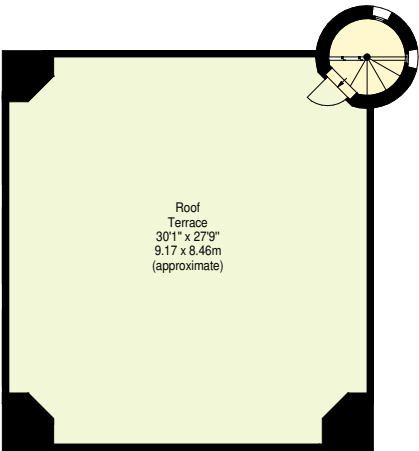
Seventh Floor



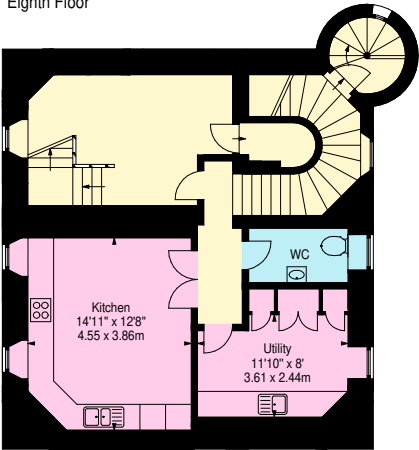
Fourth Floor



Fifth Floor



Eighth Floor



Sixth Floor

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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SPECIFICATION

Kitchens

- Designer kitchens
- Integrated Siemens dishwasher
- Integrated Siemens microwave
- Siemens stainless steel oven
- Siemens induction hob
- Stainless steel sink with chrome monobloc mixer tap
- Integrated fridge freezer
- Integrated compartmental recycling bins

Bathrooms & En-suites

- Bespoke designed bathrooms
- Villeroy & Boch sanitary ware
- Hansgrohe taps and shower fittings
- Shower enclosures or showers over baths with glass screens (dependent on layout)
- Ceramic wall tiling

Heating

- Individual gas-fired boilers
- Towel rails to bathrooms and en-suites (dependent on layout)
- Contemporary radiators throughout

Lighting & Electrical

- Pendant lighting to living areas, hallways & kitchens
- Downlights to bathrooms, en-suites & mezzanines
- Brushed steel power sockets and light switches to public rooms
- TV points in living room and all bedrooms
- USB charging points in living room, kitchen and all bedrooms

Disclaimer

We operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of the developer. Consequently, these particulars and the contents thereof do not form or constitute a representation, warranty, or part of any contract. Prospective purchasers should consult the selling agent for the latest details prior to reservation.

- BT points in living room and master bedrooms
- Mains-operated smoke detectors and carbon monoxide detectors
- Shaver points to master en-suite
- Doorbell or door entry system
- Provision for satellite and cable TV

Internal Doors, Skirtings & Facings

- White satin skirtings and facings
- Existing panelled doors retained and restored where possible; replacements to match existing
- Satin stainless steel ironmongery

Floor Finishes

- Ceramic floor tiles to bathrooms and en-suites
- Oak flooring to hall, lounge and open-plan kitchen areas

Decoration

- White emulsion to ceilings and walls

Wardrobes

- Designer wardrobes

Shared External

- Landscaped common grounds

Parking

- Allocated parking space

Warranty

- Architect's Certificate





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