

TORWOOD HOUSE WEST



When Quality Matters



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Torwood House is a magnificent Victorian villa, modelled in a Neo-Jacobean style, which lies in the prestigious Edinburgh suburb of Murrayfield. AMA Homes has sympathetically restored and converted the house into two substantial family homes: Torwood House East and Torwood House West.

It is believed the house dates back to the early 1850s and was built for James Craig, one of the entrepreneurs behind the Craig & Rose paint company. Founded in 1829, the company was renowned for the quality of its products, gaining many prestigious contracts including developing the iconic red oxide paint for the Forth Bridge.

By 1896, as evidenced by the monogram on the stained glass window in Torwood House East (*image opposite*), the property belonged to a new owner, John Ainslie. He set about remodelling and extending the house, introducing many of the fine details still visible today.

During the Second World War, Torwood House was used by the RAF as headquarters for No. 34 Balloon Command, coordinating the barrage balloon squadrons which played a vital role in defending key targets from German bombers. Following the war, the RAF converted the house into a convalescent home, which was continued by the Salvation Army through into the 1960s.

In 1970 it was bought by the Lothian Baptist Housing Association and operated as the Tor Nursing Home. Over the subsequent decades, rooms were subdivided to make individual rooms with bathrooms, and extensions were added to increase the capacity. It is fortunate, however, that the main formal rooms were left largely untouched during this time, meaning we can still enjoy the finer details of John Ainslie's grand remodelling scheme.

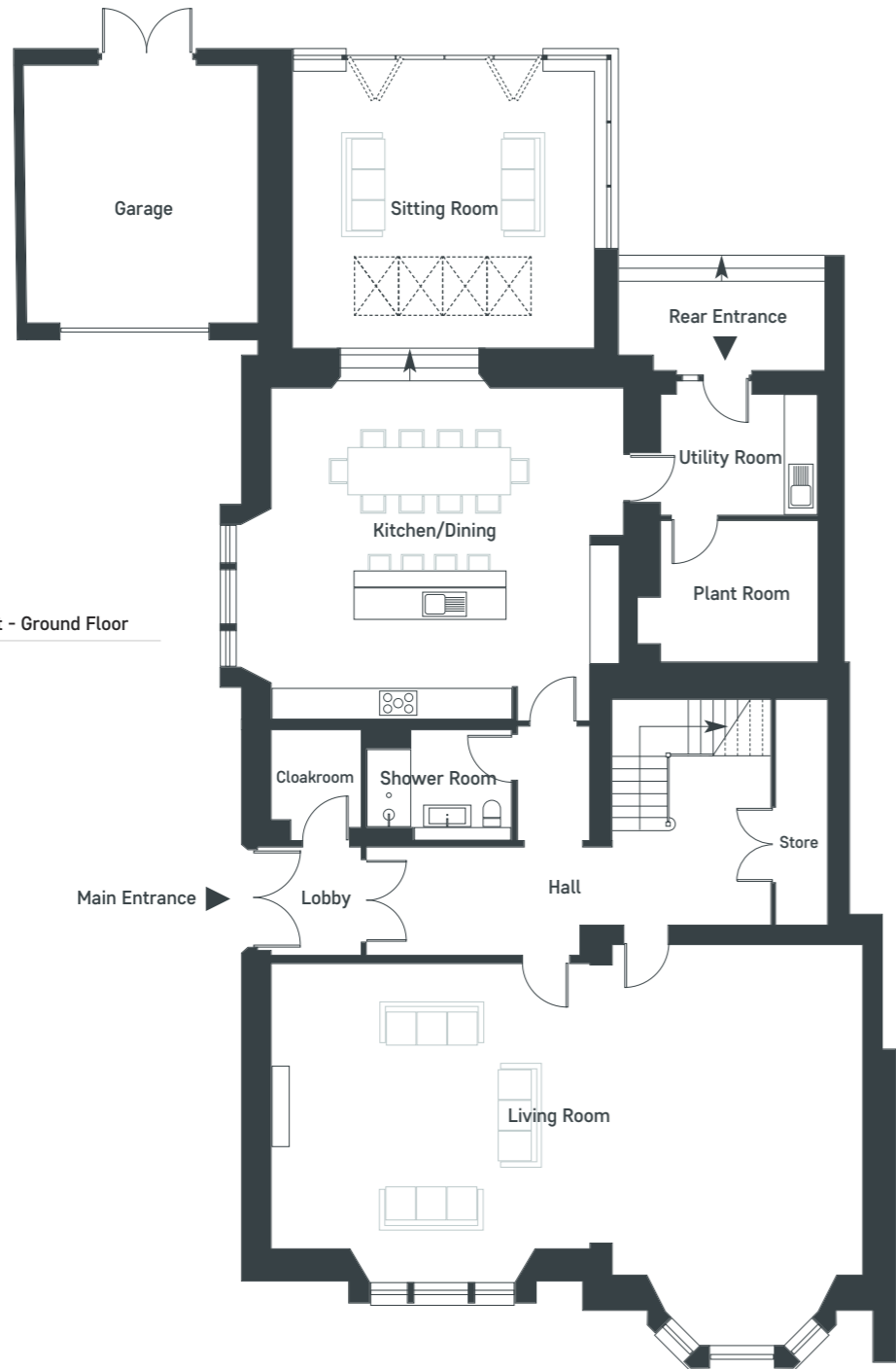
It would have been an easy option for AMA Homes to have converted Torwood House into several, small apartments, but with two contemporary apartment blocks being constructed in the extensive grounds, the directors were determined that the house should return to being a family home. Given the size of the original Victorian villa, it was possible to fashion two substantial four- and five-bedroom homes, without either feeling like the poor relation of the other.

Repair and Prepare is an approach that AMA take to all its period conversions. This involves conserving, consolidating and restoring the original fabric of the building, but with 21st century materials, methods and understanding. The result, as can be seen today at Torwood, are homes that respect and protect original features, are energy efficient and, most importantly, respond to how people want to live today.

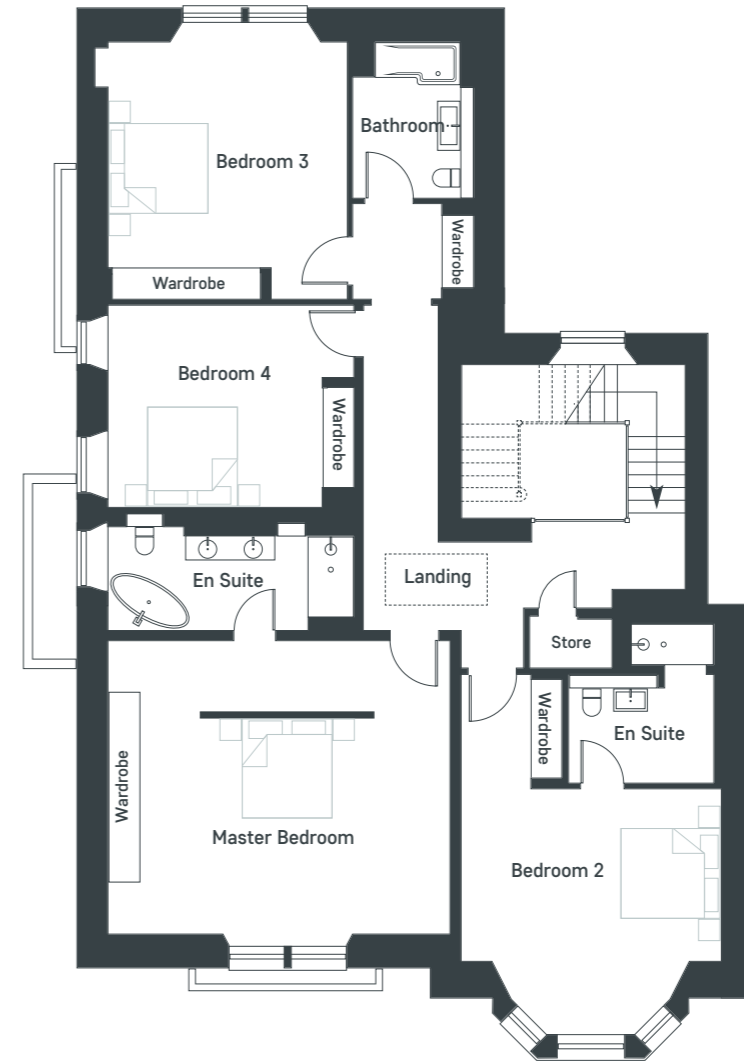
To allow the original features to shine, a lightness of touch was adopted for the interiors. A common colour palette runs throughout the house, and consistent flooring - Amtico wood-effect tiles in the formal public rooms, porcelain tiles in kitchen/diner and bathrooms, and pale grey carpets upstairs - ensure there is an effortless flow to the spaces. Fitted wardrobes provide ample storage in the bedrooms, while the bathrooms and en suites are beautifully detailed, offering just the right of luxury.

Overall, the exacting attention to detail in the modern additions perfectly echoes the work of the original craftsmen, creating homes where the old and the new coexist in perfect harmony.





Torwood House West - Ground Floor



Torwood House West - First Floor



The Hall

Spacious entrance hallway with a mix of original and beautifully-crafted reproduction wood panelling. The large format ceramic tile flooring in the hall continues into the kitchen and sitting room, providing a seamless flow to the space.





The Stairwell

The main stairwell for the original house is located in Torwood House East, so a new staircase was required. Beautifully crafted to echo the panelling of the entrance hall, and with a handrail and spindles in solid oak, the result displays the appropriate grandeur for a house of this stature. The panelling also hides a large secret stoveroom beneath the stairs.





The Living Room

Accessed from the hall, this stunning room is perhaps the ultimate entertaining space, with enough room for a passable 'Strip the Willow'!

With views out over the front garden from the striking south-facing windows, the original wood panelling and ornate plasterwork has been fully restored. A gas fire has been installed into the feature fireplace

8.11m x 11.98m (26'7" x 39'4")





Shower Room

Located next to the kitchen, off the hallway, the spacious, tiled, downstairs shower room displays the high standard of facilities on offer throughout the house.

1.99m x 2.93m (6'6" x 9'7")







The Kitchen/Diner

Accessed from the main hall, the kitchen/diner is the heart of the house and perfectly suited to modern family life. The kitchen features bespoke fitted cabinets around a central, island unit/breakfast bar. There is a wide range of built-in Siemens appliances, including a coffee maker and large wine fridge. Natural light floods in through the large east-facing window and from the sitting room, which overlooks the garden.

6.74m x 7.85m (22'1" x 25'9")







The Sitting Room

The sitting room in which to relax, looking out over the garden. Bifold doors open out onto the patio, providing further extension of the living space during the warmer months.

5.59m x 6.10m (13'4" x 20'0")





The Utility Room

A bright, useful utility room, accessed from the kitchen, featuring a Siemens washing machine and a tumble dryer, as well as a sink and range of units. Access to the garden is through a glazed door.

2.44m x 3.17m (8'0" x 10'5")



The Plant Room

If you want to understand the commitment to quality in an AMA home, look behind the scenes. The plant rooms may provide the 'wow factor' but we deliver the same exacting standards and detail throughout our builds... even the pipework!

2.85 x 3.17m (9'4" x 10'5")

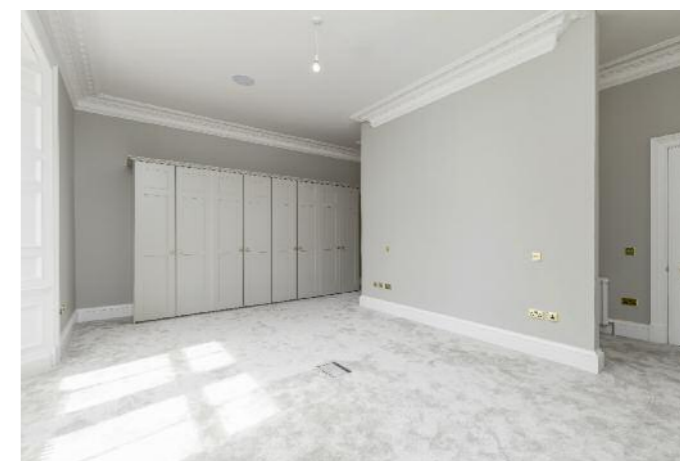


The Upper Landing

This spacious upper hallway displays many period plasterwork details and is illuminated from above from the fully restored feature skylight.







The Master Bedroom

This bright room features south-facing windows, overlooking the front garden, extensive fitted wardrobes and private en suite facilities.

5.95 x 6.68m (19'6" x 21'11")





The Master En Suite

*A beautiful en suite with a stylish walk-in shower,
twin designer basins and a luxurious freestanding bath,
finished in large format ceramic tiles.*

2.28m x 4.80m (7'6" x 15'8")



Bedroom 2

Spacious bedroom with fitted wardrobes and a south-facing bay window offering views across towards the Pentlands.

7.04m x 5.08m (23'1" x 16'8")

En Suite

Large tiled en suite with walk-in shower.

3.11m x 2.83m (10'2" x 9'3")





Bedroom 3

*A bright double bedroom with fitted wardrobes
and views over the back garden.*

5.40m x 4.67m (17'9" x 15'4")



Family Bathroom

*A stylish, tiled bathroom with rainfall shower over the
bath and glass screen.*

3.04m x 2.35m (10'0" x 7'9")



Bedroom 4

*A double bedroom with two east-facing windows
and fitted wardrobes.*

3.95 x 4.80m (13'0" x 15'8")



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