

FOR SALE
Development Site



Potential for student, residential/roadside
development (subject to planning)

Attractive location within walking distance of
Haymarket Station

**76/82 GORGIE ROAD,
EDINBURGH, EH11 2NB**

0.0304 Hectares (0.075 acres)

LOCATION

The site is located to the south west of the city centre in the Gorgie district of Edinburgh on the A71/Gorgie Road, which is one of the main arterial routes into and out of the city of Edinburgh.

The property benefits from a prominent frontage onto Gorgie Road and the surrounding area is of a mixed residential and commercial nature. Tynecastle Football Stadium is located nearby and Haymarket Railway Station is within a 15 minute walk of the subjects which also benefit from being located on a major bus route.

DESCRIPTION

The site is cleared and level with access taken directly off the A71/Gorgie Road, extending to approximately 0.0304 HA (0.075 Acres).

The subjects formerly comprised retail premises which have been demolished and is being sold subject to and with the benefit of vacant possession.

PLANNING

Previously consent was granted for a mixed commercial and residential development.

Architects plans are available outlining a proposal for a development providing 34 student residential units. There is potential for 18 residential flats on site, subject to planning consent being granted.

Details can be made available to interested parties.



OFFERS & VIEWINGS

Offers are invited for the benefit of the Heritable interest in the property. Further details on viewing arrangements can be obtained by contacting the sole selling agents.

Drew Lambert
awl@reithlambert.co.uk
DD: 0141 225 5714
Mobile: 07803 136 214

David Thorburn
david@reithlambert.co.uk
DD: 0141 225 5711
Mobile: 07964 688 144