



BEECHMOUNT HOUSE
102 CORSTORPHINE ROAD
EDINBURGH

- Unique property and site with potential for residential, development or hotel
- Prime Edinburgh, Murrayfield location
- Spectacular listed Mansion house with extension to rear
- Gate lodge and Coach house
- Set in approx. 3.25 ha (8 acres) of mature, partially wooded and south facing private grounds
- Current Rental Income approx. £61,000 pa.
- Current Use Class: 8 (Residential Institutions)
- Approx. GIA
 - Beechmount House (existing) 1,550 sq.m (16,685 sq.ft)
 - Gate Lodge (consented) 88 sq.m (947 sq.ft)
 - Coach House (consented) 191 sq.m (2,055 sq.ft)
- Planning consent for alterations and change of use to hotel
 - Planning ref 99/03255/REM
 - 46 bedroom hotel
 - Estimated GIA 4,610 sq.m (49,622 sq. ft)
- Offers Invited





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Princes Street/City Centre

Beechmount House



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