

FOR SALE

EDINBURGH - SOUTH GYLE CRESCENT EH12 9FQ



• PROMINENT DEVELOPMENT OPPORTUNITY

*Suitable for residential or commercial use
*Subject to planning consent

5.1 acres
(2.0 ha)

LOCATION

The Capital of Scotland, Edinburgh is the UK's leading city economy outside of London. With a population of around 500,000 persons, Edinburgh is also one of the fastest growing and most productive cities in the UK.

South Gyle is located to the west of the City centre, within the city by-pass. The area is located to the south and west of Gogarloch, on the edge of Corstorphine, both popular and extensive residential suburbs.

The site is situated within an area of mixed residential and commercial properties with recent residential developments by Barratt and Persimmon in close proximity.

The area benefits from extremely good public transport links. Edinburgh's tram system and bus routes offer direct routes to and from the city centre, rail network and airport.

Within a 10 minute walk of the site there are two railway stations. South Gyle and Edinburgh Park, provide access to Edinburgh's Waverley and Haymarket stations which connect with the rest of UK. Additionally, the Edinburgh bypass (A720) and M8 and M9 motorways are all a short distance away.

A wide variety of retail and leisure amenities including the Gyle Shopping Centre and Hermiston Gait Retail Park complement the immediate area.



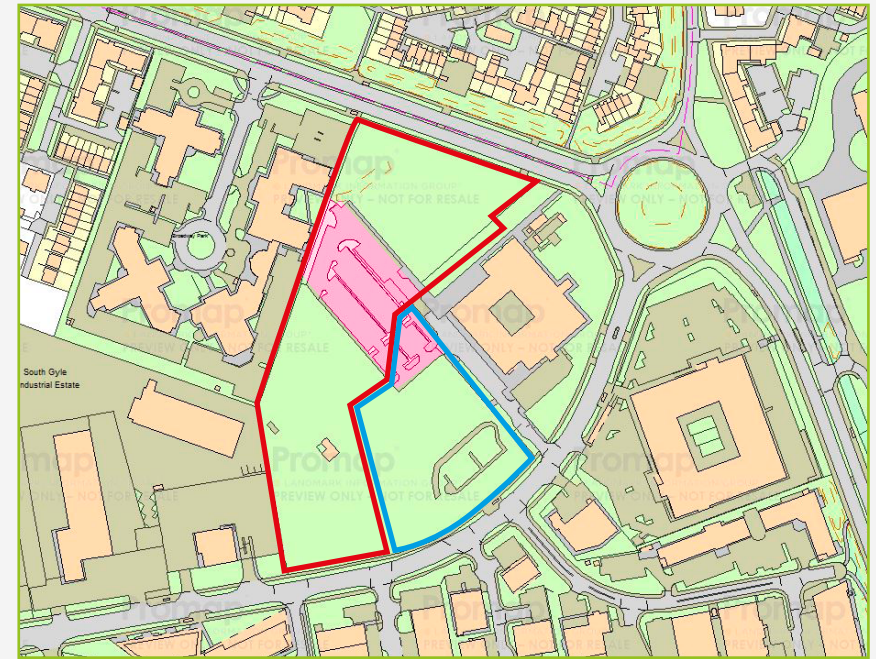
DESCRIPTION

The site extends to approximately 5.1 acres (2.1 ha) as highlighted on the adjacent plan. The site has access from South Gyle Crescent. The existing car parking on the site, outlined in pink will be replaced at the developers cost onto the retained land where future office development is also proposed.

PLANNING

The site is suitable for residential / commercial development (subject to suitable consents). The site had an office planning consent under reference 08/04316/FUL.

Parties who wish to make further planning enquiries should contact The City of Edinburgh Council planning department.



INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the sole selling agent in order to be advised of any closing dates which may be set.

PURCHASE TERMS

Offers are invited for our client's heritable interest in the whole of the site. Offers which are not conditional on planning consent are preferred however our client will consider offers subject to planning. Proof of funding will be required to accompany any offer submitted.

FURTHER INFORMATION

The vendor's solicitors have prepared a data room with further information including topographical survey, site investigation and title reports. Access can be made available on request.

Viewings are strictly by prior arrangement with Eric Young & Co.

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