

# Lot 31

Vacant

Unit 2, Craighall Road,  
**Edinburgh, EH6 4QS**  
Heritable development opportunity



## Key Details

- Development opportunity in the affluent suburb of Trinity in Edinburgh
- Located adjacent to Sainsbury's Local with on street parking
- Planning consent for three residential flats
- Fully refurbished to shell condition
- Low capital value
- Potential for alternative uses such as gym, healthcare and trade counter (subject to planning)

## Location

Miles: 2 miles north of Edinburgh city centre  
47 miles east of Glasgow

Roads: A1

Rail: Waverley Station

Air: Edinburgh Airport

## Situation

Craighall Road links Ferry Road (one of the main routes linking Edinburgh city centre and the A1) to the waterfront to the north of Edinburgh city centre. Located in Trinity, the property is situated adjacent to Sainsbury's Local and Trinity Academy, one of the largest secondary schools in the city.

## Description

With a dedicated entrance from Craighall Road, the property comprises the rear ground floor of a larger building. Fitted out to shell specification, Unit 2 has consent to be developed into 3 residential units. Full plans are available in the legal pack for this property.

## Tenure

Heritable.

## VAT

VAT is applicable to this lot.

## Viewings

Please contact Mhairi Archibald (07718899341)

**Six week completion is available**

## Energy Performance Certificate

See legal pack at [acuitus.co.uk](http://acuitus.co.uk)

## Tenancy and accommodation

Floor	Floor Areas (Approx)	Possession
Rear Ground Floor	232.30 sq m (2,500 sq ft)	Vacant
<b>TOTAL</b>	<b>232.30 sq m (2,500 sq ft)</b>	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
Mhairi Archibald  
+44 (0)7718 899 341  
Mhairi.archibald@acuitus.co.uk

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
Peter.mayo@acuitus.co.uk

**Associate Auctioneer**  
Graham & Sibbald  
Murdo McAndrew  
+44 (0)7799159665  
Murdo.McAndrew@g-s.co.uk

**Seller's Solicitors:**  
Shepherd and Wedderburn LLP  
Lewis Quinn  
+44 01224 343 548  
lewis.quinn@shepwedd.com