



30 Roseburn Place, Edinburgh, EH12 5NX

- Balanced mix of open plan and cellular accommodation over two internally connected floors
- Desirable mixed use location
- Close proximity to City Centre with excellent transport connectivity
- Secure onsite parking
- Potential alternative uses subject to planning
- Extends to NIA of: 6064 sqft / 563 sqm

SITUATION

30 Roseburn Place is strategically located in the affluent and sought after Murrayfield / Roseburn district of Edinburgh which is situated less than 1 mile west of Edinburgh's prestigious West End. With it's leafy streets and Victorian Architecture, the area is well served by public transport. The A8 Corstorphine Road which is a 2 minute walk away provides the main road link with buses to and from the City Centre and west to Glasgow. Haymarket train station is a brisk 15 minute walk to the east and Murrayfield Stadium tram stop is less than a 5 minute walk which connects the City Centre and Edinburgh Airport.

Immediately neighbouring the subjects is Roseburn Park which offers features such as cricket, football pitches and a playpark together with a riverside walk / cycling lane. The national rugby stadium and ice rink lie adjacent to the park. The Water of Leith bounds the subjects northern boundary with retirement flats to the east.

Nearby occupiers include, private residential dwellings, retirement living, Aston Martin/ Rolls Royce Dealership & Murrayfield Stadium. The nearby main thoroughfare of Roseburn Terrace is home to a variety of local businesses to include cafes, restaurants and shops together with national occupier representation with a Tesco Express.

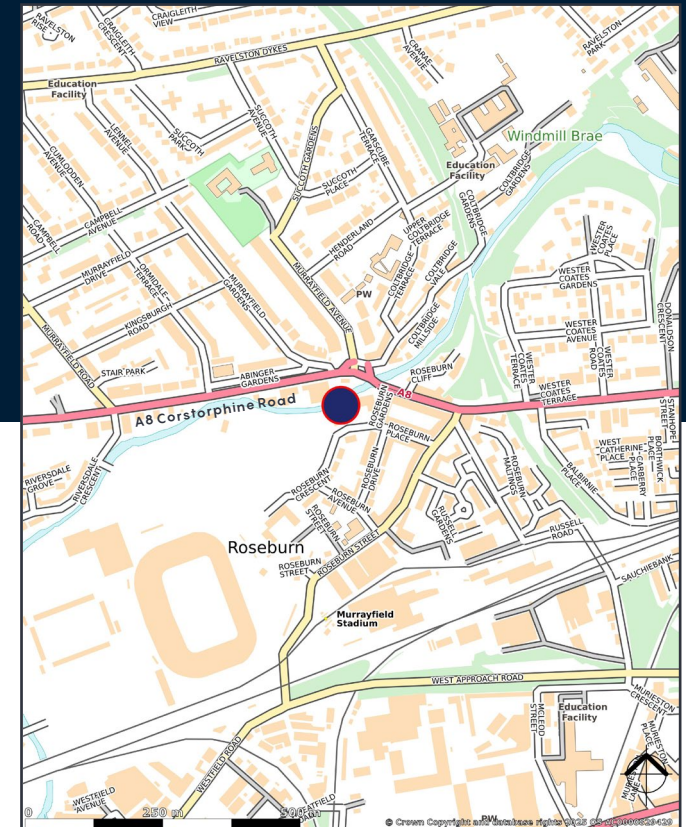
The exact location is highlighted on the plan below.

DESCRIPTION

The subjects were built in the 1990s and comprise a modern looking two storey property. Internally, the property offers a complimentary mix of open plan and cellular accommodation. Both floors benefit from their own self-contained access points but remain interconnected internally via the rear stairwell. Entry to the ground floor is via double glass doors which lead directly to a welcoming and bright reception area. The ground floor is currently arranged to provide approximately 10 rooms.

The first floor is accessed via a featured spiral staircase encapsulated by glass brick detailing and is predominately open plan with high levels of natural daylight due to the large cupola which runs along the majority of roof.

The property has secure private parking for 7 or 8 cars at the front and mature established tree/shrub borders to both the east and west boundaries with hardstanding ground to the rear which overlooks the tranquil Water of Leith.



ACCOMMODATION

Floor	SQ.FT	SQ.M
Ground	3,061	284
First	3,003	279
Total	6,064	563

The building sits on a site that extends to 971 sqm (0.22 acre)

RATEABLE VALUE

According to the Scottish Assessors website, the property has a combined rateable value of £50,100 with rates payable in the region of £25,000 per annum excluding water and sewage which are levied separately.

RENT

We are seeking £18/sqft for the subjects on new Full Repairing & Insuring terms.

EPC

The property has an EPC rating of C45 with potential rating of B25.

VAT

The subjects have not been elected to tax and therefore VAT is not payable upon the rent.

FURTHER INFORMATION & VIEWING

Strictly via the sole selling agents Messrs Graham + Sibbald.



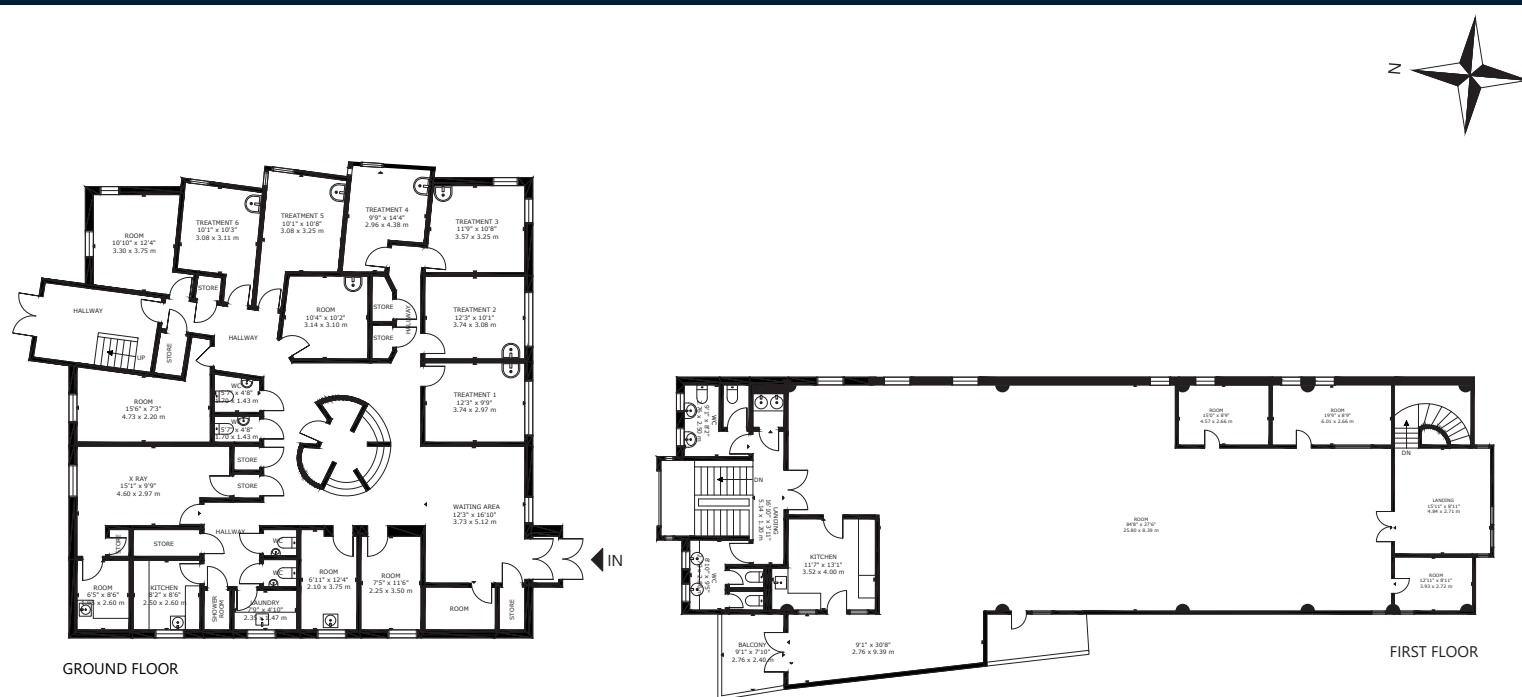
For any queries or to arrange a viewing, please contact —



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30 ROSEBURN PLACE, EDINBURGH EH12 5NX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 6,064 SQ FT / 563 SQ M
BALCONY 71 SQ FT / 6.62 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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