

FOR SALE
CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY



*indicative site plan only

158 Lanark Road West
Currie
EH14 5NY

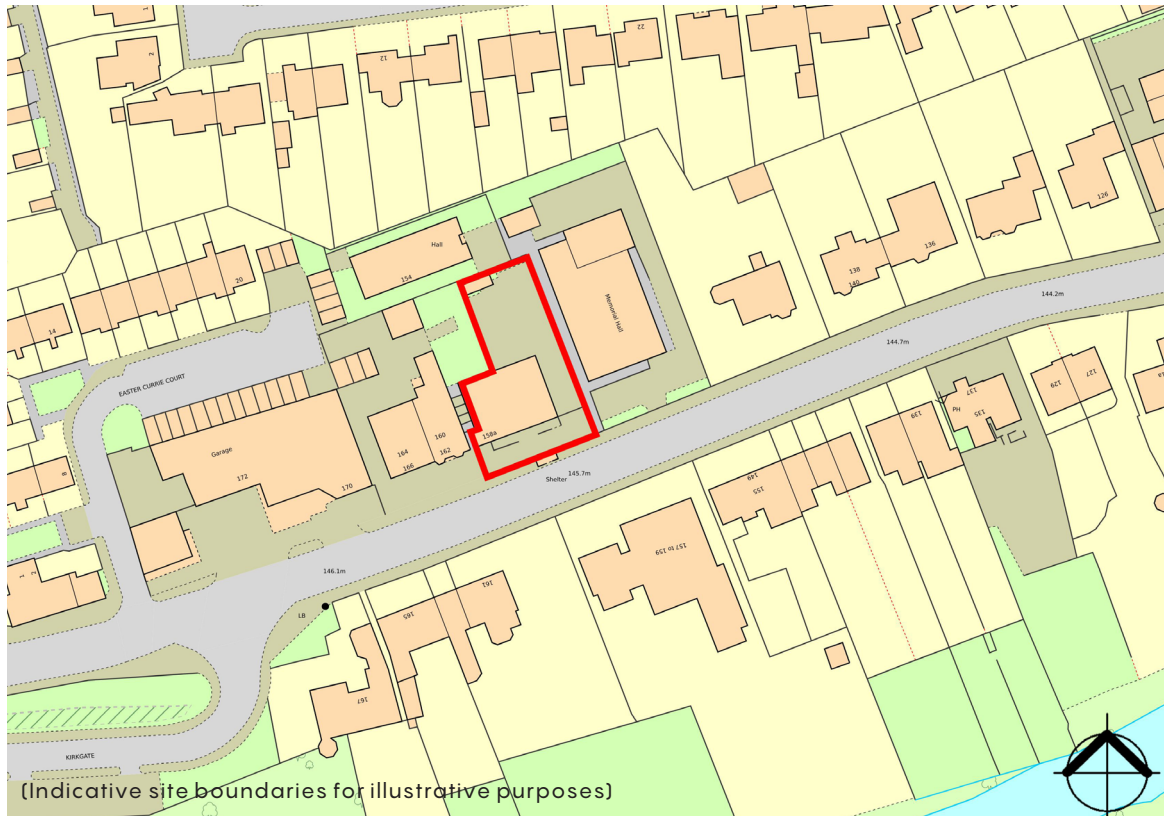
- Rarely available opportunity
- Site extends to approximately 0.20 Acres (0.08 Hectares)
- Planning permission approved for 9 flats (25/01216/FUL)
- Offers over £500,000 invited (exclusive of VAT)

LOCATION

The property is located 7 miles south west of Edinburgh city centre, within a popular residential suburb, Currie. Currie is well-connected through various transportation options. The A70 road runs through the area, and Lothian Buses operate multiple routes to and from the city centre. The area is predominantly of a residential nature, however there are a variety of businesses located on Lanark Road West, including; Bayne's, The Riccarton Inn, Keystore and The Currie Pharmacy.

DESCRIPTION

The subjects comprise recently demolished and cleared development site with planning consent for the construction of 9 flats. Extending to 0.08 hectares / 0.20 acres or thereby. The boundaries of the site are screened by a stone wall, with the Girlguiding Currie District Guide Hall to the north west and Gibson Craig Hall neighbouring to the east.



PLANNING

Planning consent was granted on the 7th August 2025 for the erection of a block of 9-flats with parking, private gardens and bicycle storage. Further details can be found on the Edinburgh Council's Planning Portal (reference number - 25/01216/FUL).

PRICE

Offers over £500,000 are invited (exclusive of VAT) are invited.

LEGALS + VAT

Each party will be liable for their own legal costs incurred within this transaction. Unless otherwise stated all prices are exclusive of VAT.

AML

Parties will be required to comply with statutory anti-money laundering checks.

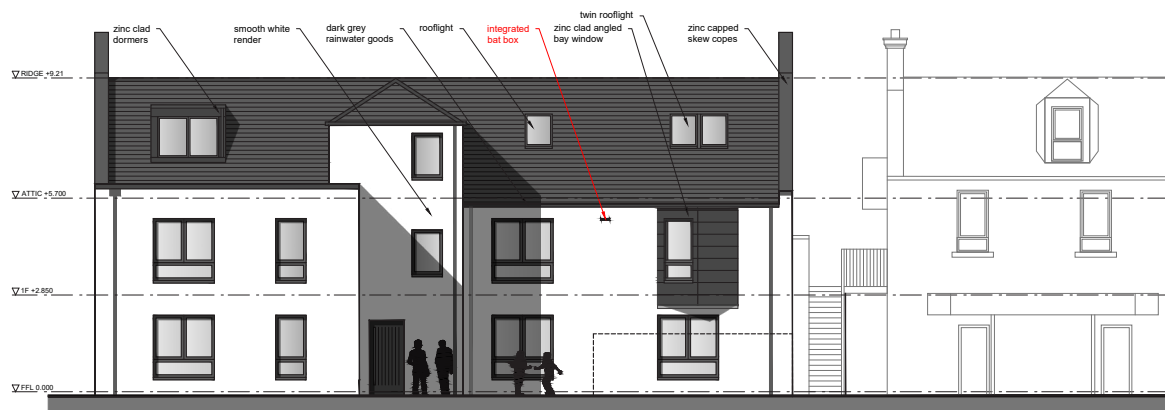
CLOSING DATE

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

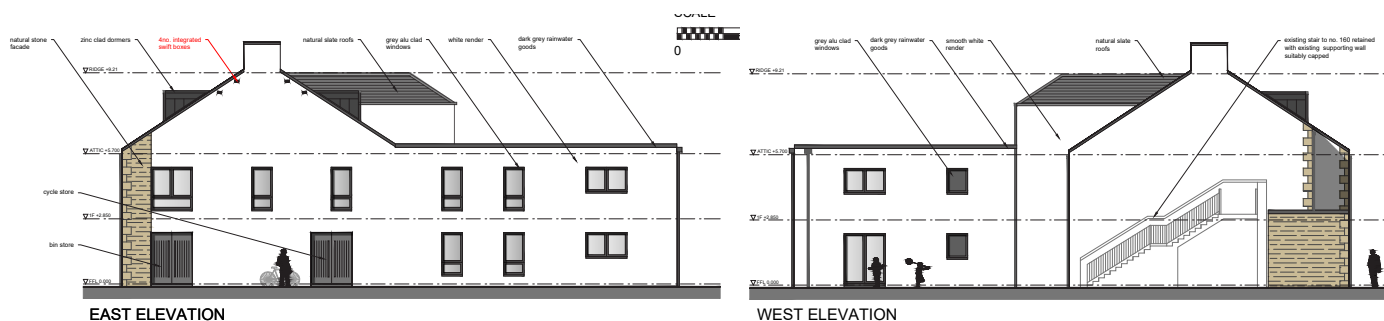




SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION

To arrange a viewing please contact:



ROSS WILSON

Partner

ross.wilson@g-s.co.uk

07803 896 939



CORANN HENDERSON

Surveyor

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07776 844 275

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.