DM HALL

For Sale

Garage / Lock up



31 Orchard Brae Gardens,
Edinburgh
EH4 2HQ

139.72 sq ft
(12.98 sq m)

- Rarely available garage / lock up premises available on heritable interest basis
- Located within established and affluent Edinburgh district of Orchard Brae
- Ideal for parking / storage use
- GIA of 12.98 sq m (139.72 sq ft)
- Offers over £45,000 (exc. of VAT)

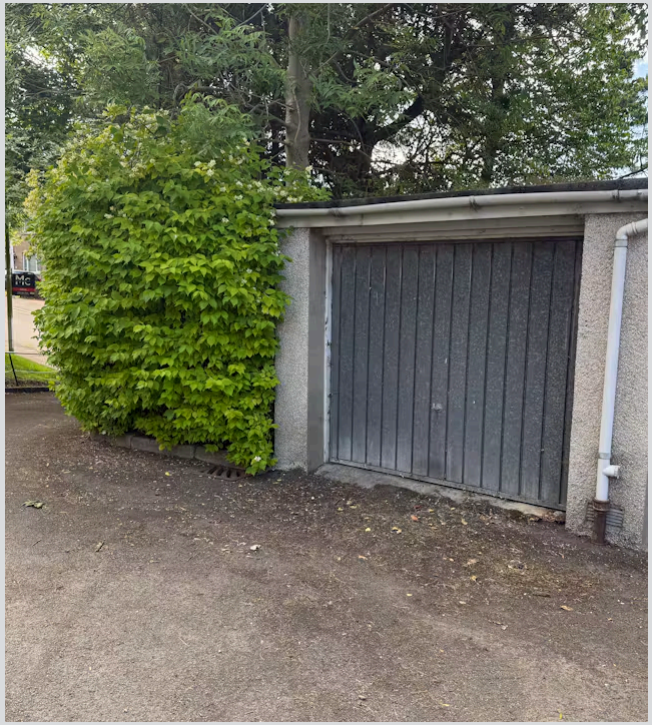
LOCATION

The property is located within Orchard Brae Gardens, situated in the desirable and well-regarded Orchard Brae area to the north-west of Edinburgh city centre. The property sits within a predominantly residential neighbourhood and benefits from excellent connectivity to the wider Edinburgh road network, with Queensferry Road providing a principal arterial route into the city centre and beyond.

The area is well served by public transport, with regular Lothian Bus services operating along Queensferry Road, connecting the location to Edinburgh city centre and the wider suburban network. The property is located approximately 1.5 miles north-west of Edinburgh city centre, within an established and sought-after residential area.









DESCRIPTION

The property comprises of an end-terraced, single garage/lock-up style premise, of what we assume to be stone or brick construction, surmounted by a flat roof which we assume to be of a bituminous felt or similar type covering.

The property is accessed via a up and over garage door and benefits from solid concrete flooring and wall-mounted power sockets. The unit would be suitable for a variety of uses to include parking, storage or studio space, subject to any necessary consents being obtained.

FLOOR AREA

We have measured the property in accordance with RICS code of Measuring practice 6th Edition on a Gross Internal Area basis in order of:

Description	sq ft	sq m
Garage / Lockup	140	12.98

TERMS

The property is available to purchase on an outright heritable interest basis (Scottish equivalent to English freehold).





PRICE:
The heritable interest is available to purchase with an asking price of offers over £45,000 (exclusive of VAT).

LEGAL COSTS:
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:
All prices quoted are exclusive of VAT which may be chargeable.

PROPOSAL:
All proposals to purchase should be sent directly to the sole marketing agents.

EPC
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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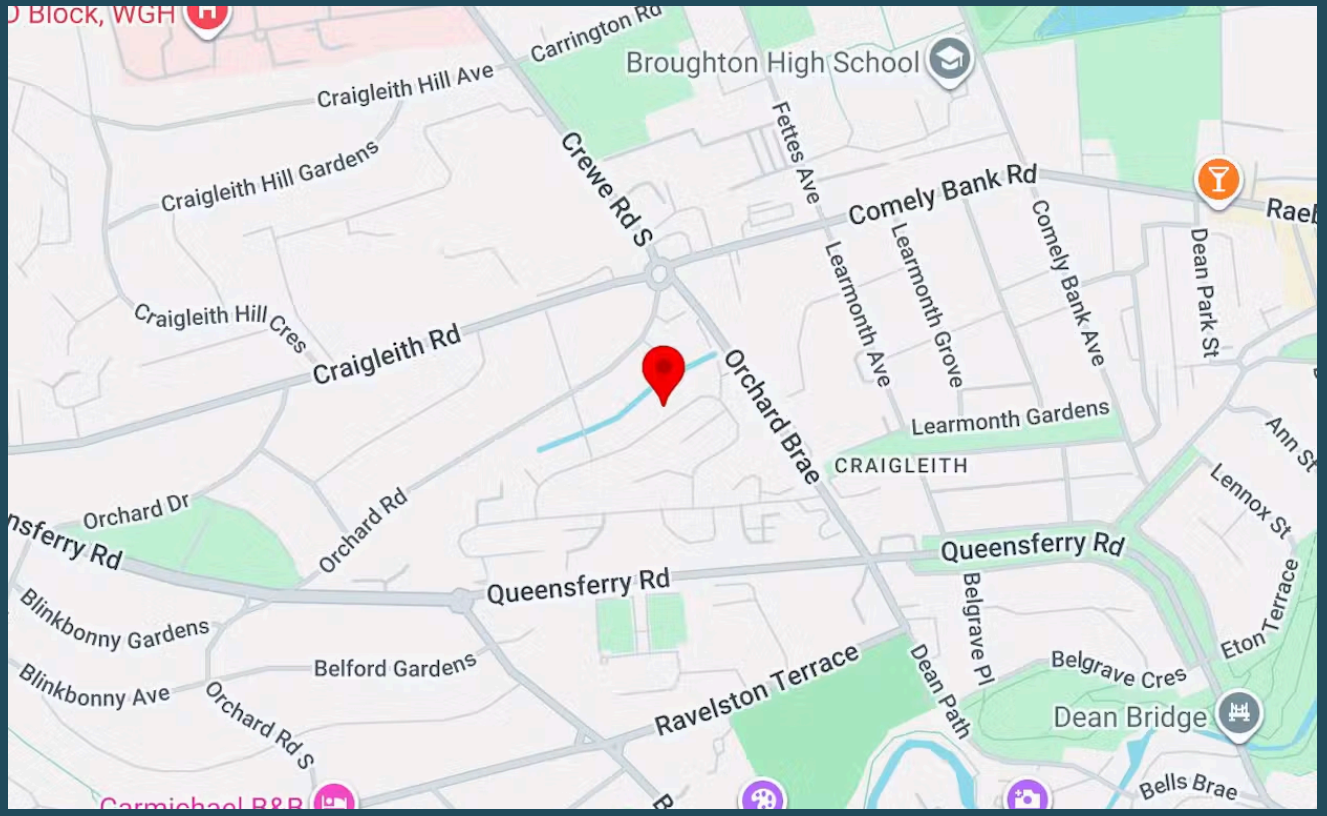
Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3931

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