



**RETTIE**

# 20 *Eastfield Road*

Residential Dwelling & Development  
Opportunity in West Edinburgh

20 Eastfield Road, EH28 8NQ, Edinburgh

FOR SALE

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## LOCATION

The site is located to the West of Edinburgh on Eastfield Road – the main thoroughfare linking the A8 to Edinburgh Airport.

This location boasts excellent connectivity to both local and national road networks, less than 3 miles to the west lies Newbridge Roundabout, providing seamless connectivity to the Scottish / National motorway network via M8/M90 and the City of Edinburgh Bypass A720. Notable occupiers in the surrounding area include the Royal Highland Centre and Moxy, Double Tree by Hilton, and Hampton by Hilton.

In addition to its strong road links, the property benefits from proximity to Ingliston Park and Ride, just a short walk to the south. This transport hub offers a direct tram service to Edinburgh city centre, along with a 24-hour bus service operating at 10-minute intervals throughout the day. Edinburgh International Airport is also within walking distance, further enhancing its accessibility







## DESCRIPTION

The subjects comprise a traditional stone and slate farm cottage set within approximately 0.4 acres of land, situated on Eastfield Road, Edinburgh. The surrounding area is well-connected and benefits from a mix of residential and commercial uses.

The property presents an excellent opportunity for redevelopment, subject to obtaining the necessary consents. Given its location and size, there is potential for a variety of uses, including residential or alternative commercial uses plus scope for development within the land.

All planning enquiries should be directed to the City of Edinburgh Council Planning Department.

## AREAS

The site extends to approximately **0.4 acres** from information provided by the vendor.

We have measured the cottage in accordance with the RICS Code of Measurement Practice 6th Edition on a Net Internal Area basis. The property is approximately

**NIA: 120 sqm (1,291 sqft)**

## TENURE

Heritable (Scottish equivalent of English freehold).

## VIEWINGS

Viewings and inspections can be accommodated by contacting the sole selling agents.

## PRICE

Offers over £500,000





# RETTIE

## SOLE AGENTS

For offers, viewings or further information please contact the sole agents

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