

For Sale – Land/Development Opportunity

A rare opportunity to acquire a plot of land with residential development potential in the Grange Conservation Area of Edinburgh.

- *237sqm (0.06 Acres)*
- *Desirable Edinburgh location*
- *Existing Proposed House Design & Pre-Application Planning Report*

Offers over £160,000



RETTIE





Location

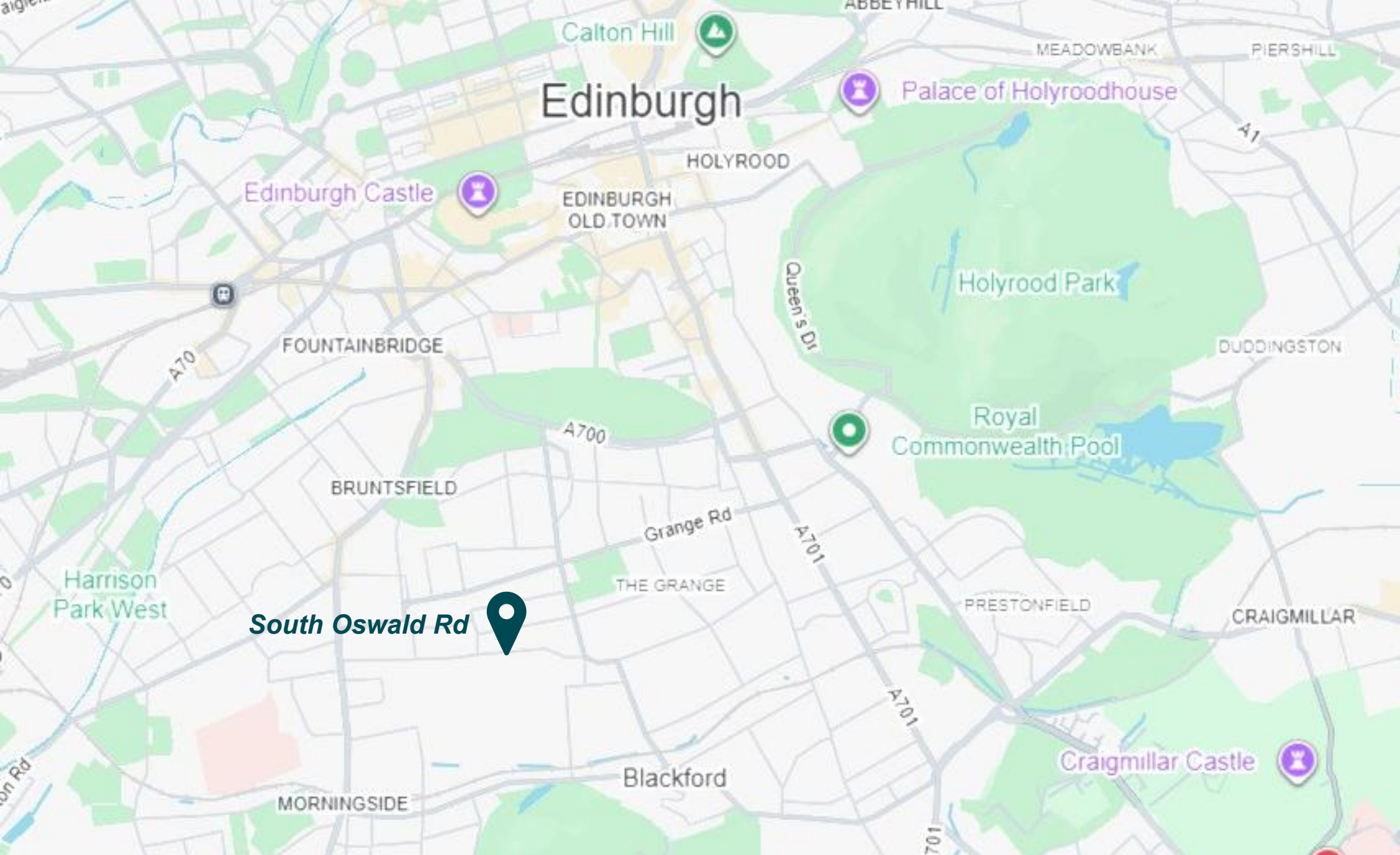
The site sits east of 91 South Oswald Road and north of 39-53 Mortonhall Road, Edinburgh. The site is in the Grange, north of Blackford Hill.

There is existing public road access from South Oswald Road. The site is south facing with picturesque views onto Blackford Hill.

The Grange Conservation Area

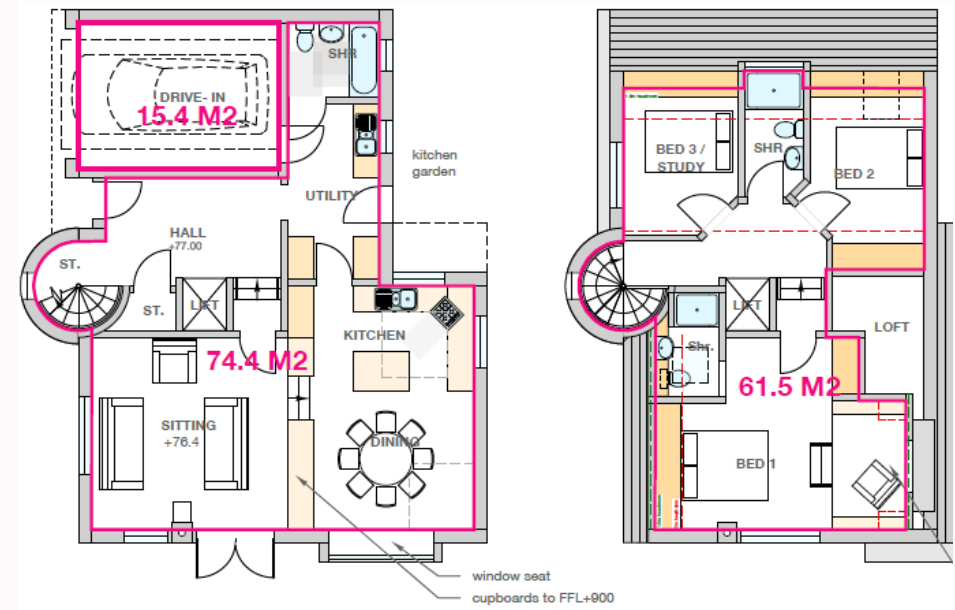
One of the city's most prestigious neighbourhoods, The Grange is renowned for its elegant period villas, leafy streets, and tranquillity. Just minutes from the city centre, it offers families and professionals the perfect balance of privacy, green space, and convenient access to top schools, cafés, and cultural hubs.





Pre-Application Designed House

- A Pre-App Planning Design Study has been lodged with The City of Edinburgh Planning Department and their Pre-App Report dated 02/06/25 is available upon request to Rettie



Viewings

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

Price

Interested parties are invited to submit offers for the heritable interest of the property (Scottish Equivalent to English Freehold) in excess of £160,000 exclusive of VAT.

Offers

All offers should be submitted to Rettie with whom the purchasers should register their interest if they wish to be informed of a closing date. Offers clean of conditions are preferred however, we still welcome offers subject to planning.

Dataroom

Technical Information for the subjects is available within a dataroom with access provided upon request to Rettie

Disclaimer

Rettie., their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Sole Agents

Archie Henderson

archie.henderson@rettie.co.uk

0131 322 2654



Sandy Gilmour

sandy.gilmour@rettie.co.uk

0131 322 2674

