



# 67 QUEEN STREET

EDINBURGH, EH2 4NA

[VIEW PHOTO GALLERY](#)

**FOR SALE**

Development Opportunity in Edinburgh New Town





## DESCRIPTION

67 Queen Street presents a rare opportunity to acquire a full townhouse in Edinburgh's prestigious New Town. This A-Listed Georgian property offers a mix of cellular and open plan accommodation across lower ground, ground and three upper levels. To the rear of the property is a small courtyard. The property is currently inter-connected to 66 Queen Street with the owner seeking to split the properties upon sale.

The property has most recently been used as an Educational Institution.

The property will be offered with vacant possession with the current owner-occupiers moving out upon completion of sale. The property provides excellent re-development potential, subject to the necessary consents. Its prime location, period features, and generous proportions make it ideal for a range of uses, including serviced apartments, boutique hotel, commercial space, or high-end residential conversion.

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







## LOCATION

67 Queen Street is situated to the west end of Queen Street in the heart of Edinburgh's New Town, a UNESCO World Heritage Site. The area is surrounded by a mix of prime Georgian residential properties, with easy access to a broad range of city centre amenities within short walking distance.

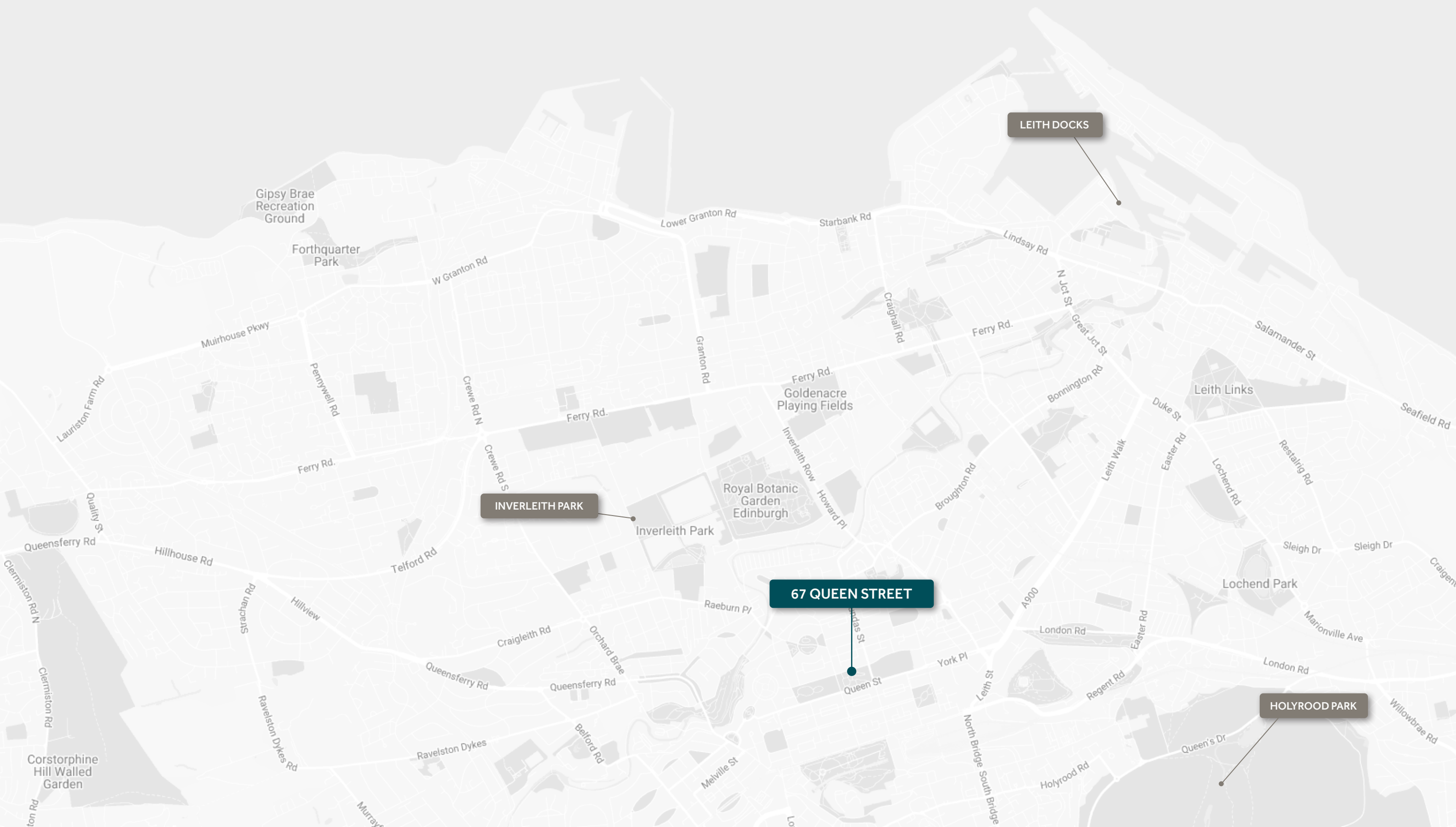
The location is exceptionally well-connected with both Waverley (0.8 miles) and Haymarket railway station (0.9 miles) nearby. The tram network is also easily accessible, providing connectivity across the city and to Edinburgh airport.

[VIEW LOCATION ON GOOGLE MAPS](#)





LOCATION







## TENURE

Heritable (Scottish equivalent of English freehold).

## VIEWINGS

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

## RATES

To be determined upon splitting of property titles.

## USE CLASS

Class 10. Non-residential institution (Education provider).

## EPC

Available upon request to selling agents.

## VAT

The property is not elected for VAT.

## PRICE

Offers over £1,200,000









AREAS

The property has been measured in accordance with the RICS Code of Measurement Practice 6th Edition on a Gross and Net Internal Area basis. The property extends to approximately:

**GIA:** 600 sqm (6,456 sqft)    **NIA:** 426 sqm (4,581 sqft)







# RETTIE

## SOLE AGENTS

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

**Archie Henderson**

archie.henderson@rettie.co.uk | 0131 322 2654

**Sandy Gilmour**

sandy.gilmour@rettie.co.uk | 0131 220 4160

**VIEW PHOTO GALLERY**

## Rettie Disclaimer

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