

For Sale

CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY



proposed gorgie road street elevation
1/100



proposed north west elevation
1/100



proposed south east courtyard elevation
1/100

**469 Gorgie Road,
Edinburgh, EH11 3AD**

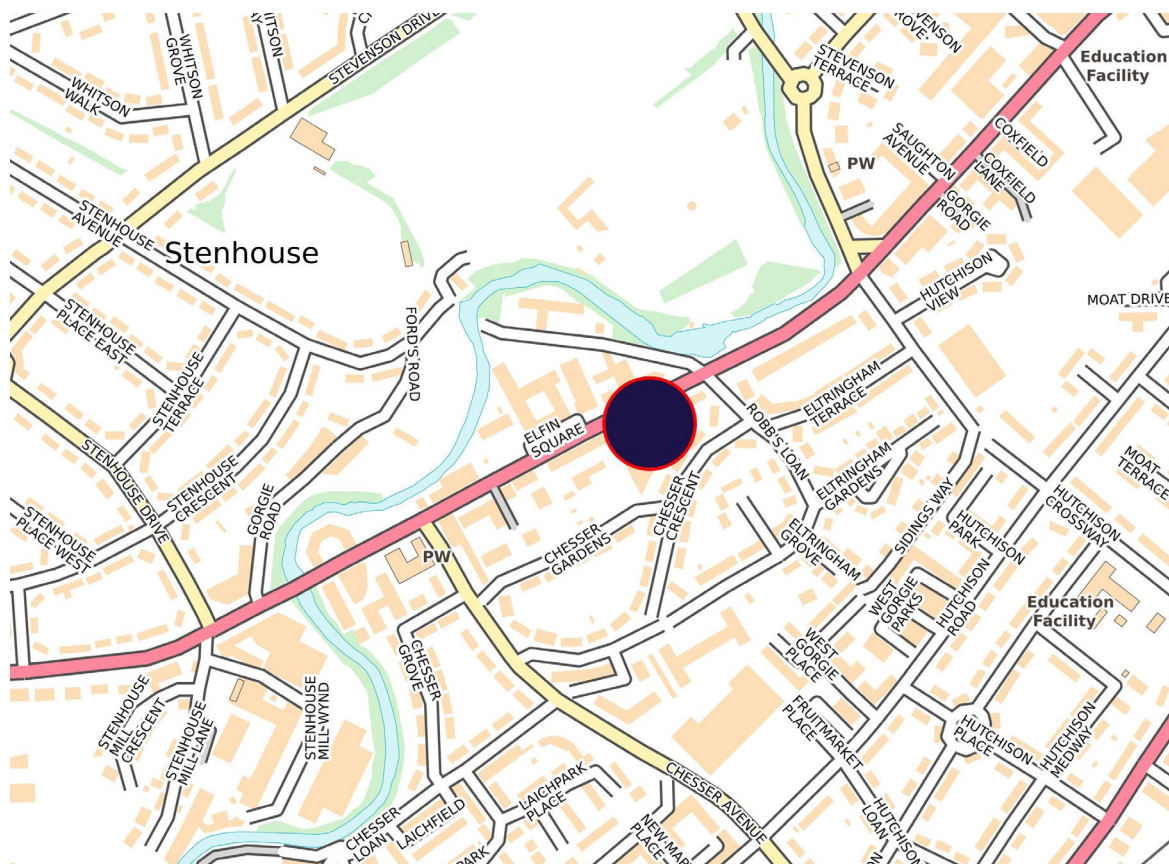
- Desirable location opposite Saughton Park & The Water of Leith
- Detailed planning consent or 8 generously proportioned private Residential apartments
- Fully serviced site
- Build warrant already granted

LOCATION

469 Gorgie Road (A71), Edinburgh is located approximately 2 miles to the west of Edinburgh Centre in an established mixed residential and commercial location. Gorgie benefits from excellent local amenities to include shops, eateries and local services. Gorgie is quite densely populated and therefore benefits from excellent public transport linking the district to the West End, Haymarket and the City Centre to the east with the The City of Edinburgh Bypass and the M8 Motorway just 2.5 miles to the West.

More specifically, 469 Gorgie Road is located close to the junction of Balgreen Road and Hutchison Crossway and is opposite Saughton Park and The Water of Leith Walkway which offers a scenic leafy cycle path / walk to and from the City Centre.

The exact location is highlighted on the below map.



DESCRIPTION

The site which extends to 0.2 acres is broadly rectangular in shape and was formerly used as a Blacksmiths together private owner's accommodation. The current owners have subsequently demolished the previous buildings (with completion certificate) leaving a cleared, ready to build residential development opportunity. Neighbouring the site to the east and south are established private housing whilst commercial uses accommodate the building to the west.

PLANNING

Detailed planning permission was granted in February 2022 for the constructed of 8 x flatted dwellings and associated access, parking and garden ground. Additional information on the consented scheme can be found on The City of Edinburgh Councils planning portal using the reference No: 21/02824/FUL.

In October 2022 a variation to the above consent was obtained to provide 3 additional parking spaces to include Electric charge points.

ACCOMMODATION

The consented scheme is for a three storey building with the upper floors benefitting from south facing views. The accommodation mix comprises 1 x 1 bed, 3 x 2 bed and 4 x 3 beds.

The flats on the first and second floors benefit from a layout that spans the entire depth of the development together with south facing balconies to the rear.

Flat	Bedrooms	Floor	Sizes
Flat 1	1 Bedroom	Ground Floor Garden Flat	61.3 sq.m (660 sq.ft)
Flat 2	2 Bedroom	Ground Floor Garden Flat	66.8 sq.m (719 sq.ft)
Flat 3	2 Bedroom	Ground Floor Garden Flat	72.2 sq.m (777 sq.ft)
Flat 4	2 Bedroom	Ground Floor Garden Flat	72.2 sq.m (777 sq.ft)
Flat 5	3 Bedroom	First Floor Flat	105.0 sq.m (1130 sq.ft)
Flat 6	3 Bedroom	First Floor Flat	105.0 sq.m (1130 sq.ft)
Flat 7	3 Bedroom	Second Floor Flat	89.4 sq.m (962 sq.ft)
Flat 8	3 Bedroom	Second Floor Flat	89.4 sq.m (962 sq.ft)
Total			661.3 sq.m (7117 sq.ft)



UTILITIES / WORKS

We understand that the soakaways are virtually complete with water and electric connections are capped on site.

PRICE

Offers over £520,000 are invited for the benefit of the heritable interest with vacant possession.

LEGAL COSTS & VAT

Each party to bear their own legal costs. The purchaser will be responsible for LBTT with registration dues and VAT (if applicable).

VIEWING AND FURTHER INFORMATION

Strictly via the sole selling agents Messrs Graham + Sibbald

To arrange a viewing please contact:



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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.
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5. Date Published: September 2025

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