



30 Annandale Street Lane
Edinburgh, EH7 4LS

A rare opportunity to purchase a two-storey terraced mews office building in the heart of Edinburgh's prestigious New Town. The 157 SqM, A-listed property is currently set up as four sizeable office spaces with WC rooms and integral kitchen areas on both floors, however it is a prime candidate for future residential conversion into a mews house or two flats, subject to planning. The property benefits from two private parking spaces, attractive internal gable walls, high ceilings and a bright open-plan area upstairs which will provide the new owners flexibility as well as the exciting opportunity to set the style and standards of the space to their own liking after the current tenants vacate in May.

In brief, the property comprises; entrance lobby with under-stair storage, two sizeable downstairs office spaces with traditional wooden floors, large front-facing windows and a small kitchen area with a recessed kitchen sink, downstairs WC room, two further dual aspect open-plan office spaces upstairs, one of which boasts a period fireplace feature in the stone wall. Also upstairs is a second WC room, further storage, and a larger kitchen area with space for a fridge. The property benefits from double glazing and electric heating creating a comfortable environment all-year round.

Externally, the property benefits from private parking situated on the unadopted lane on the doorstep which is large enough for two cars. There is also additional zoned residents' parking in the surrounding streets.

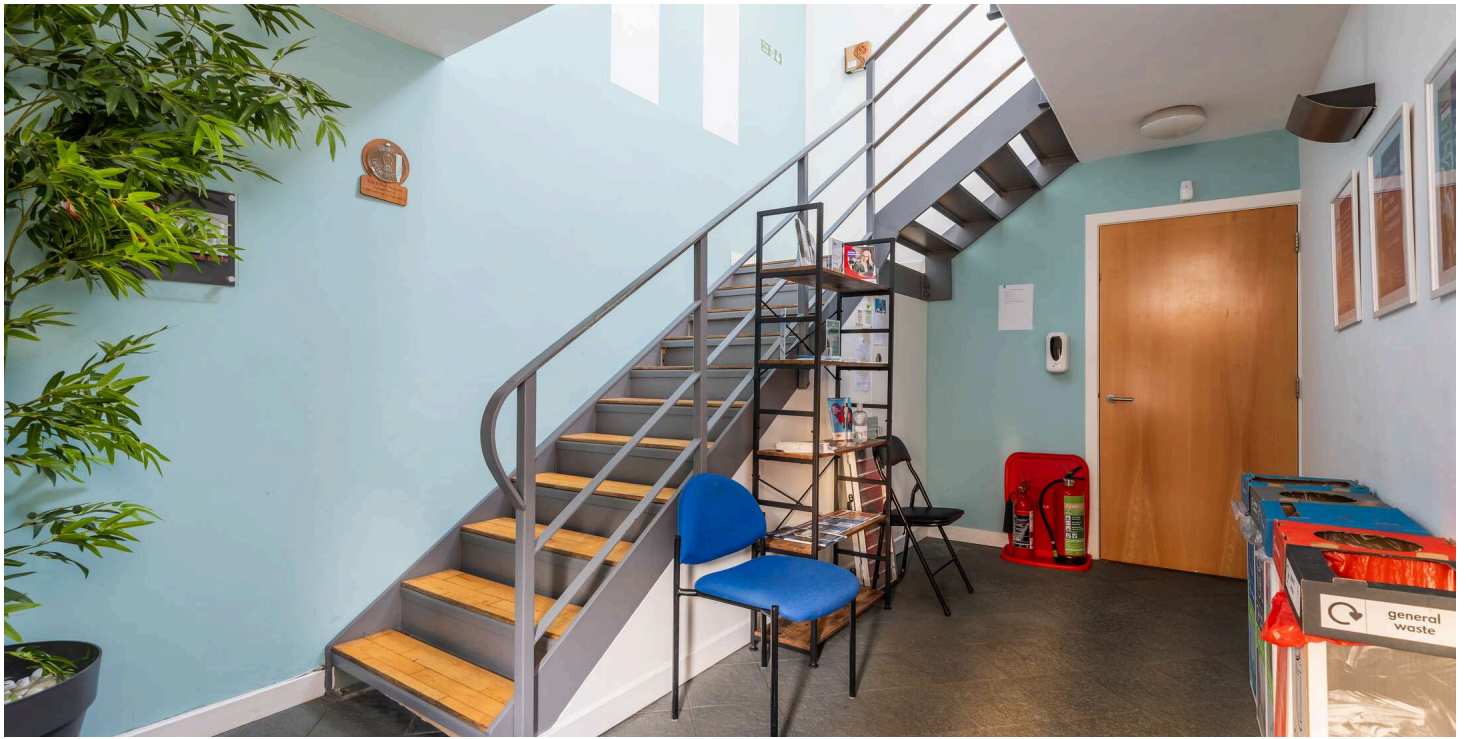
Located in Edinburgh's prestigious World Heritage Site of the Georgian New Town, Annandale Street Lane is only a few minutes' walk from the retail and commercial centre of Edinburgh in St James Quarter, George Street, Princes Street, and a short journey from the West End commercial district. Waverley Train Station and St Andrew Square Bus Station are also easily accessible, making this an easy commute. The nearby tram stop on McDonald Road provides a direct link from throughout the city and Edinburgh International Airport. As a potential residential property, the location enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants. The open spaces of the Royal Botanic Gardens, Inverleith Park and the Water of Leith are all within walking distance. There are excellent local schools on the north side of the city both in the state and private sectors.

Being a commercial property, it does not require a Home Report.

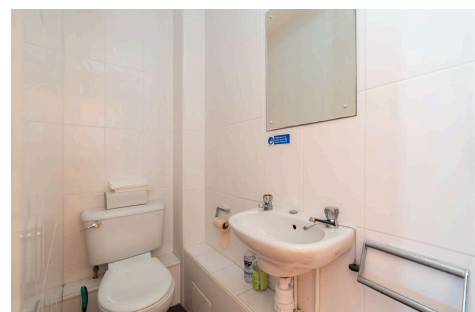
EPC Band: B

Council Tax Band: A

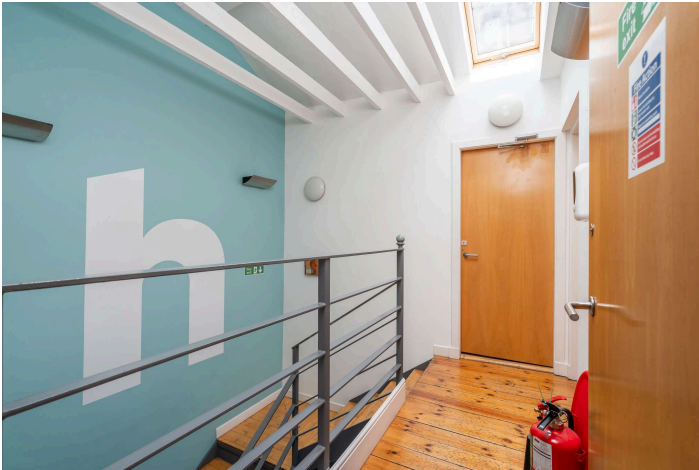
Viewings strictly by appointment with the selling agents - 0131 556 0159
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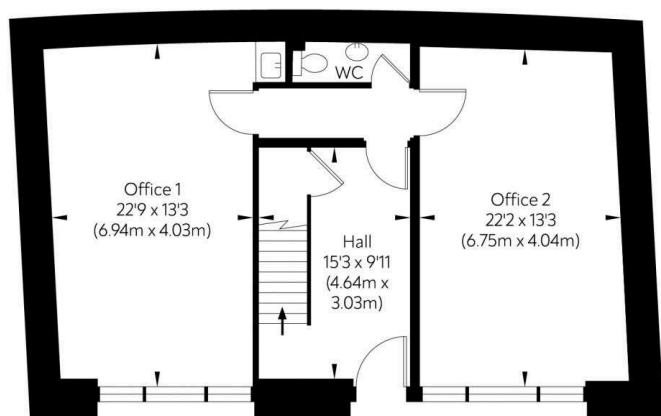




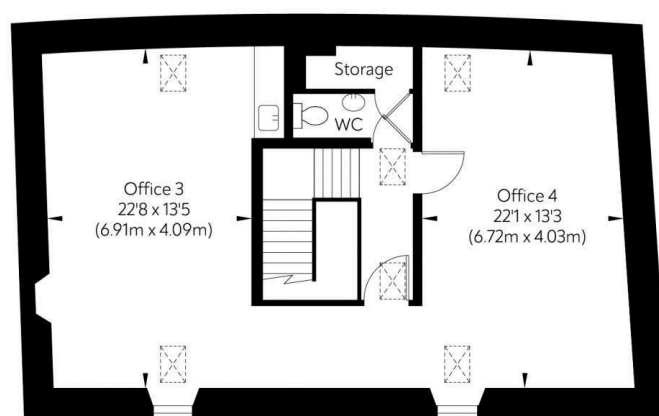




Approx. Gross Internal Floor Area 15731 Sq M / 1693 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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