



17A Graham Street
Edinburgh, EH6 5QN

A rare opportunity to purchase a two-storey end-of terrace office building in Bonnington. The 178 SqM property is currently set up as sizeable office spaces with WC rooms and an integral kitchen area, however it is a prime candidate for future residential conversion into two two-bedroom flats, in which planning permission has been obtained. The property benefits from two private parking spaces as well bright and bright rooms over two floors, 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.

The property is to be sold as seen, and a conversion into two residential flats could yield significant returns once completed, making this an ideal purchase for an investor or developer. The change of use plans can be seen at the end of the sales brochure document, or can be issued upon request.

In brief, the property currently comprises; entrance lobby, hallway, large front office, two WC rooms and large office workshop to the rear with small kitchen/utility area with a recessed kitchen sink. Upstairs is two further front-facing office spaces with excellent views of Arthurs Seat/Salisbury Crags, and a generously proportioned open-plan room with a further fitted kitchen/utility are separated by stud walls and a sliding door. The property benefits from double glazing and electric heating creating a comfortable environment all-year round. EPC = Band A.

Externally, the property boasts private parking situated on the doorstep which hosts two spaces. There is also additional zoned parking in the surrounding streets.

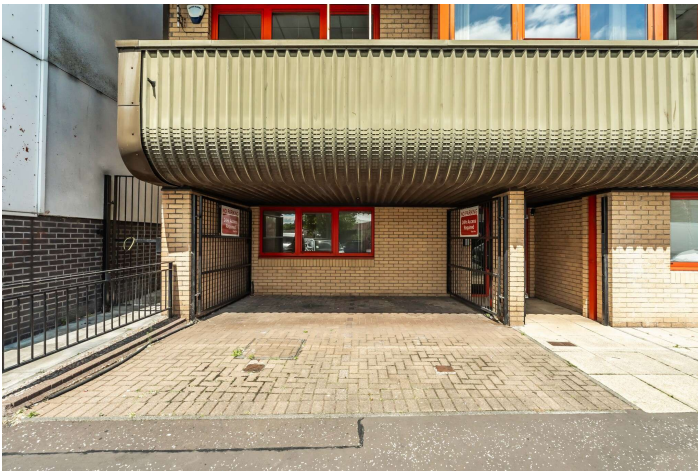
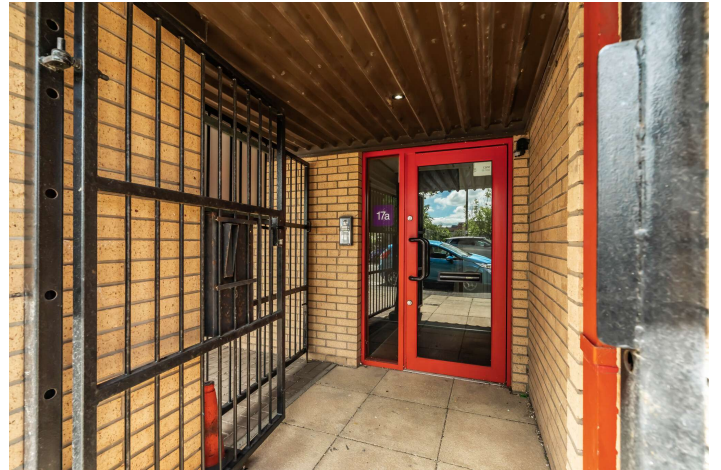
Bonnington is a vibrant and well-connected neighbourhood with easy access to the city centre, nearby green spaces, and a range of local shops, cafes, and amenities. The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates. Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. East and west communication within the city is very quick and easy using Ferry Road.







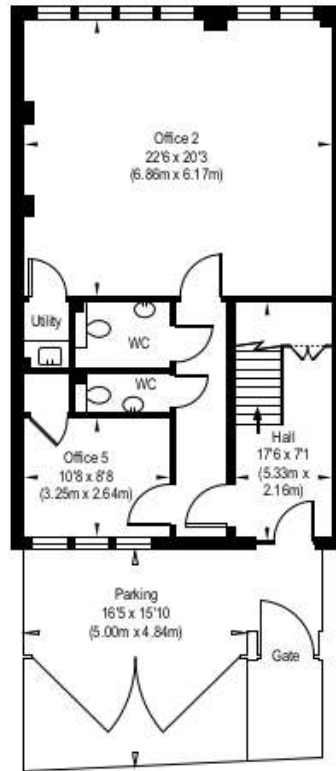




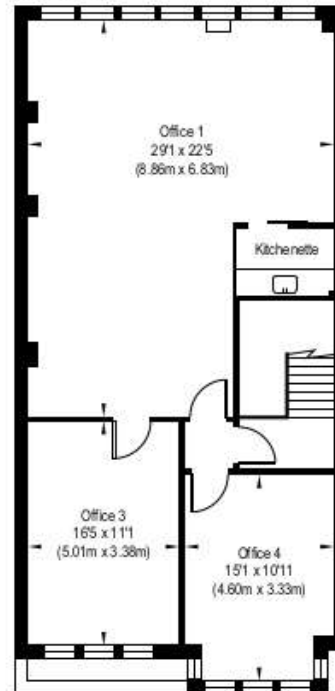
Approx. Gross Internal Area
178.12 Sq M / 1917 Sq Ft.
All measurements are approximate.
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Ground Floor



First Floor



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

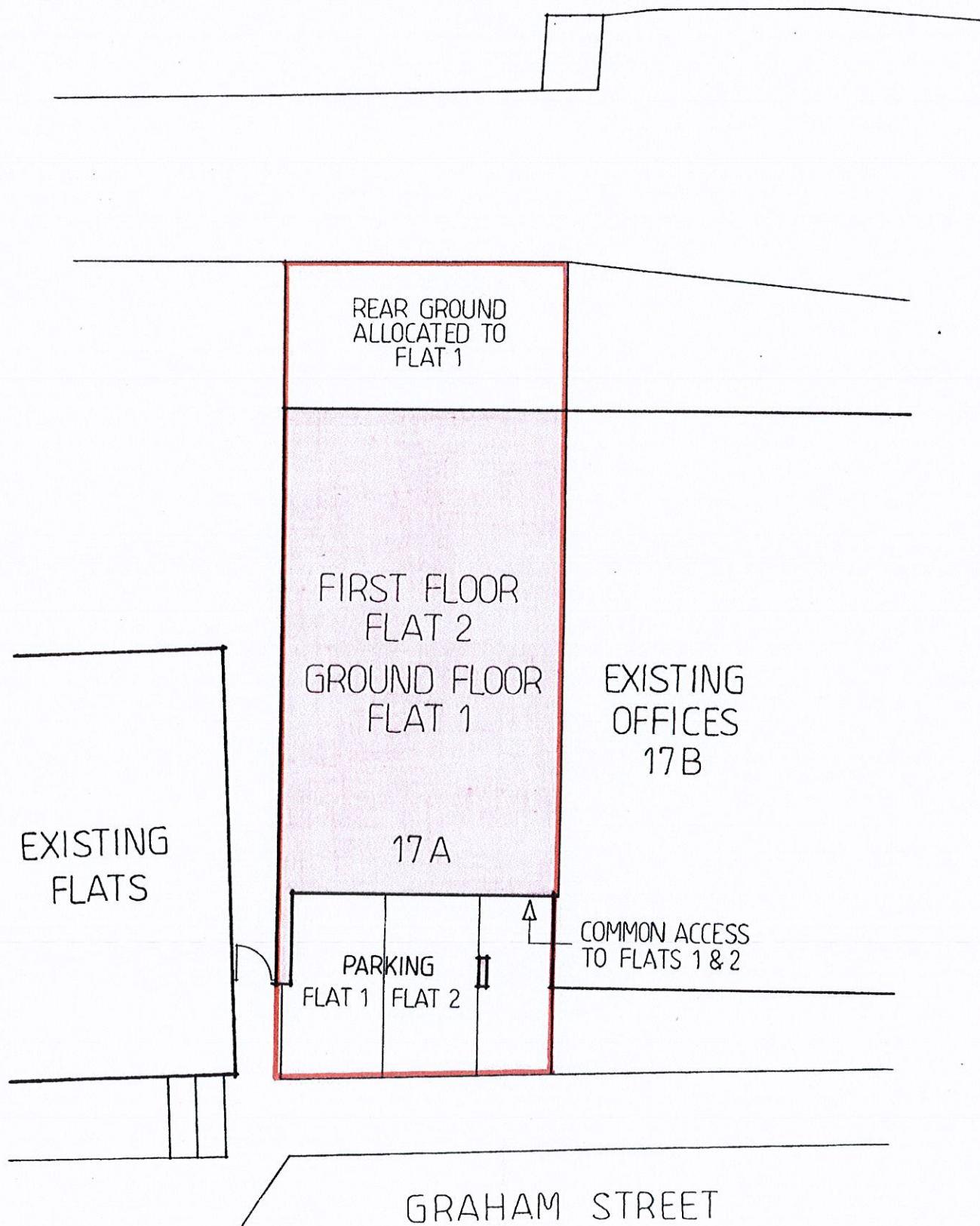


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CHANGE OF USE TO FORM 2 NO. FLATS FROM OFFICES (CLASS 4)
17 A. GRAHAM STREET
P. CRAIG
SCALE 1:100



BLOCK PLAN

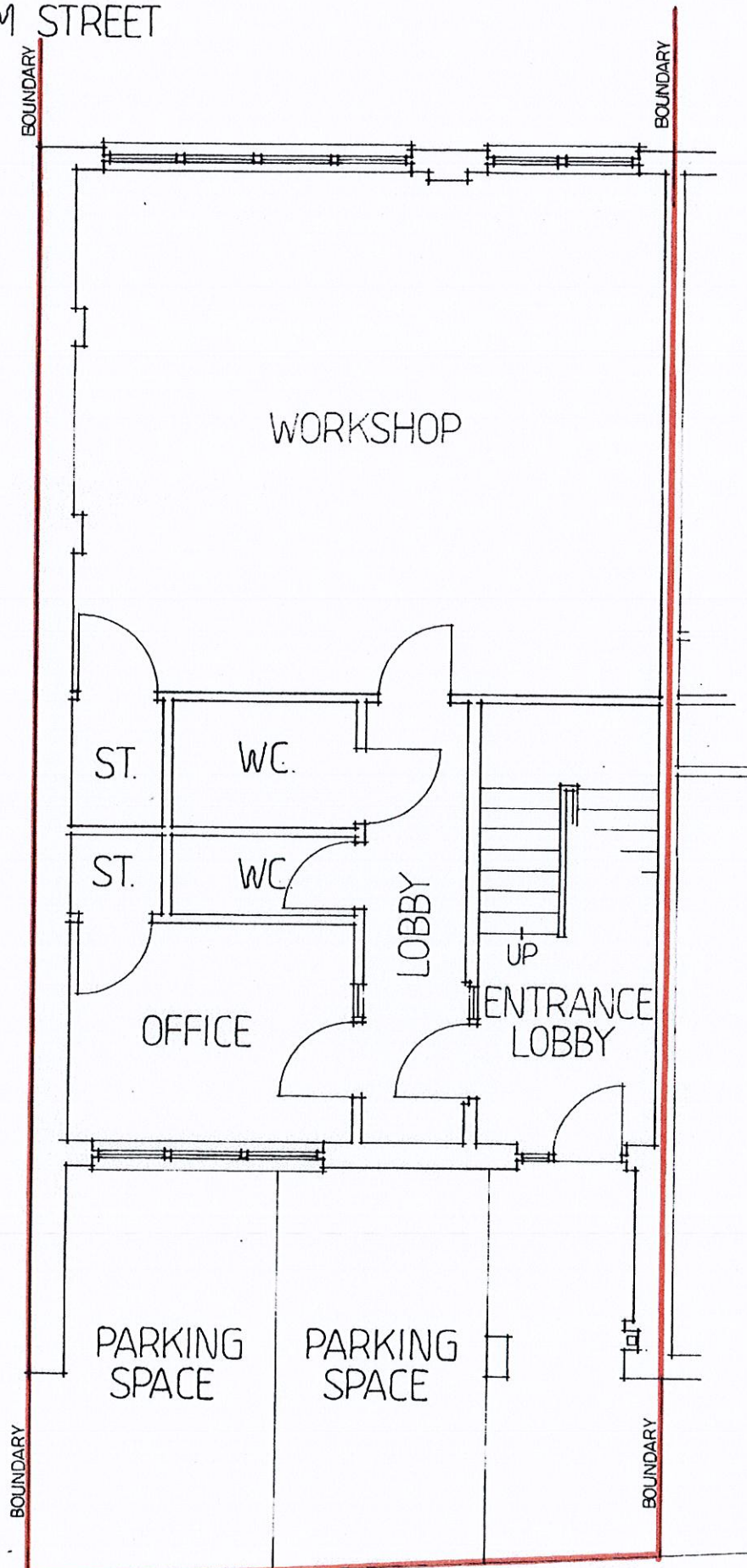
24.11.4

CHANGE OF USE TO FORM 2 NO. FLATS FROM OFFICES (CLASS 4)
17A. GRAHAM STREET

P. CRAIG

SCALE 1:50

EXISTING FLATS



GROUND FLOOR AS EXISTING

24.11.4

CHANGE OF USE TO FORM 2 NO. FLATS FROM OFFICES (CLASS 4)

17A. GRAHAM STREET

P. CRAIG

SCALE 1:50

REMOVE EXISTING WINDOW &
PARTLY BUILD UP OPENING
WITH CAVITY WALL EACH SIDE.
FIT NEW UPVC. DOOR AND
WINDOW UNIT WITH DOUBLE
GLAZED UNITS

GARDEN FLAT 1.

BOUNDARY

BOUNDARY

PROVIDE NEW TIMBER
STUD WALL CLEAR OF
EXISTING PARTY WALL
TO GIVE ADDITIONAL
SOUND & HEAT INSULATION

INTERNAL WALLS TO BE
REMOVED WITH SUPPORT
AS REQUIRED BY
STRUCTURAL ENGINEER

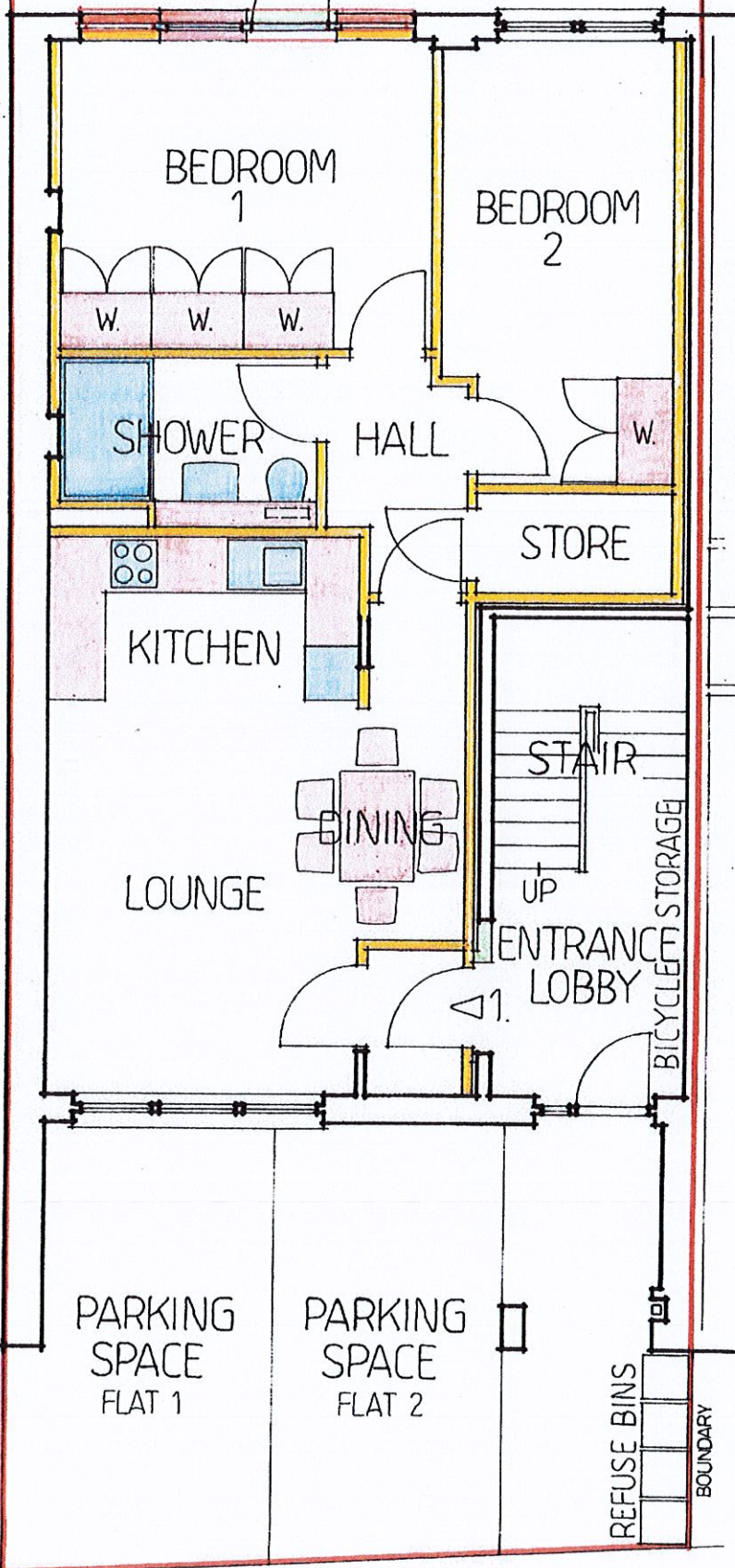
EXISTING FLATS

BOUNDARY

BOUNDARY

GROUND FLOOR AS PROPOSED

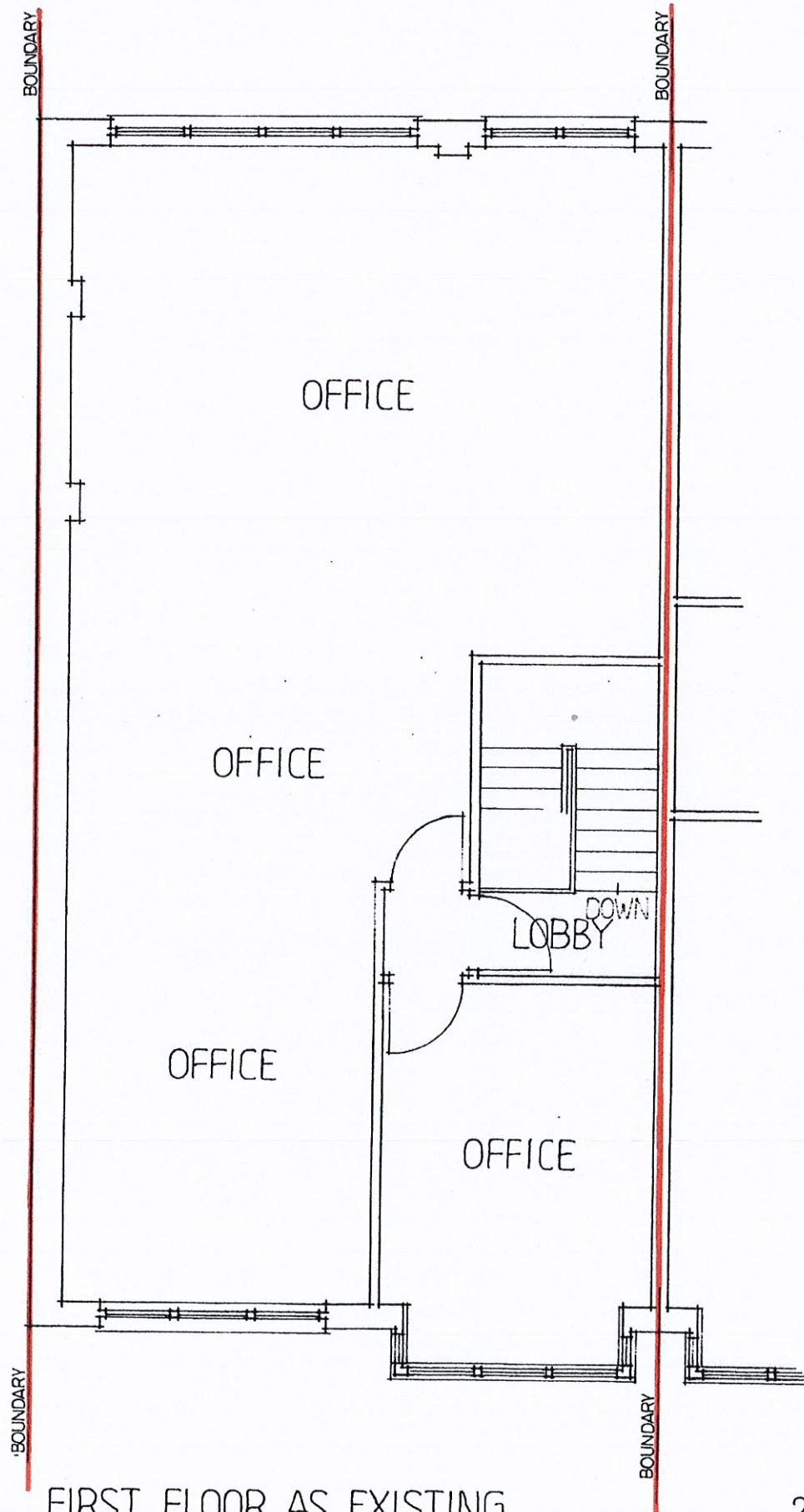
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CHANGE OF USE TO FORM 2 NO. FLATS FROM OFFICES (CLASS 4)
17 A. GRAHAM STREET

P. CRAIG

SCALE 1:50



FIRST FLOOR AS EXISTING

24.11.4

CHANGE OF USE TO FORM 2 NO. FLATS FROM OFFICES (CLASS 4)

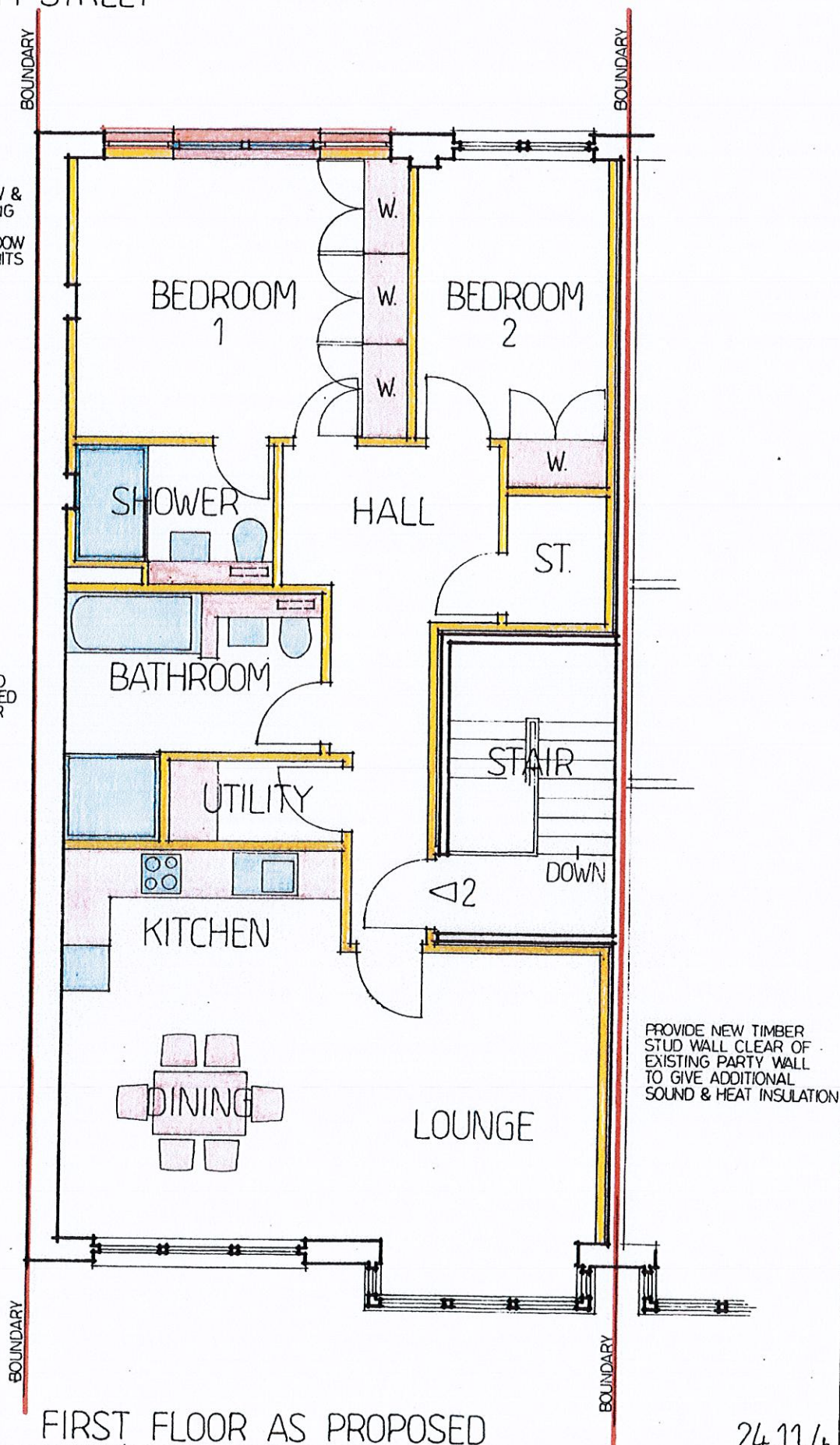
17A. GRAHAM STREET

P. CRAIG

SCALE 1.50

REMOVE EXISTING WINDOW &
PARTLY BUILD UP OPENING
WITH CAVITY WALL EACH
SIDE. FIT NEW UPVC WINDOW
WITH DOUBLE GLAZED UNITS

INTERNAL WALLS REMOVED
WITH SUPPORT AS REQUIRED
BY STRUCTURAL ENGINEER

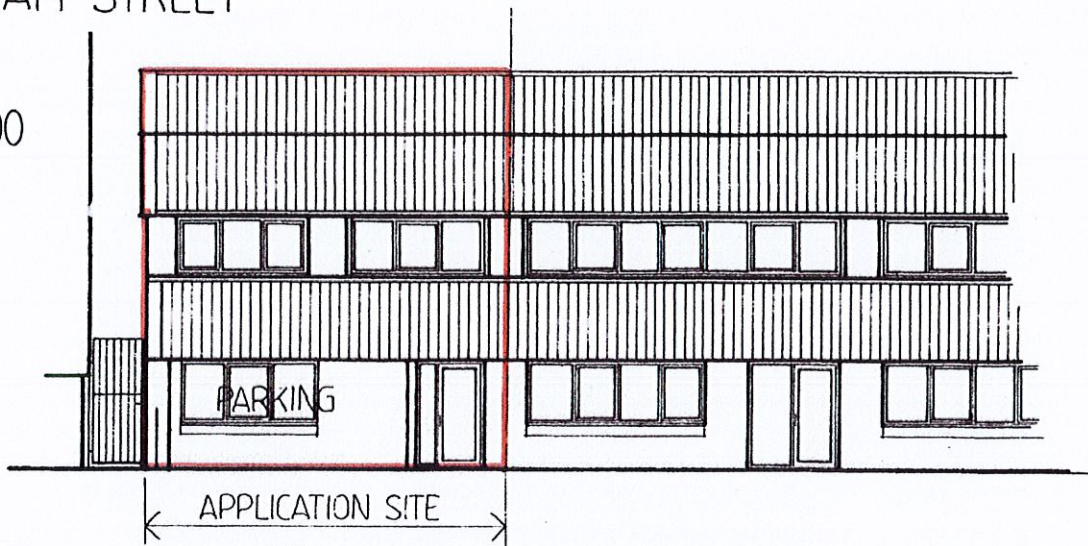


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CHANGE OF USE TO FORM 2 NO. FLATS FROM OFFICES (CLASS 4)
17A GRAHAM STREET

P. CRAIG

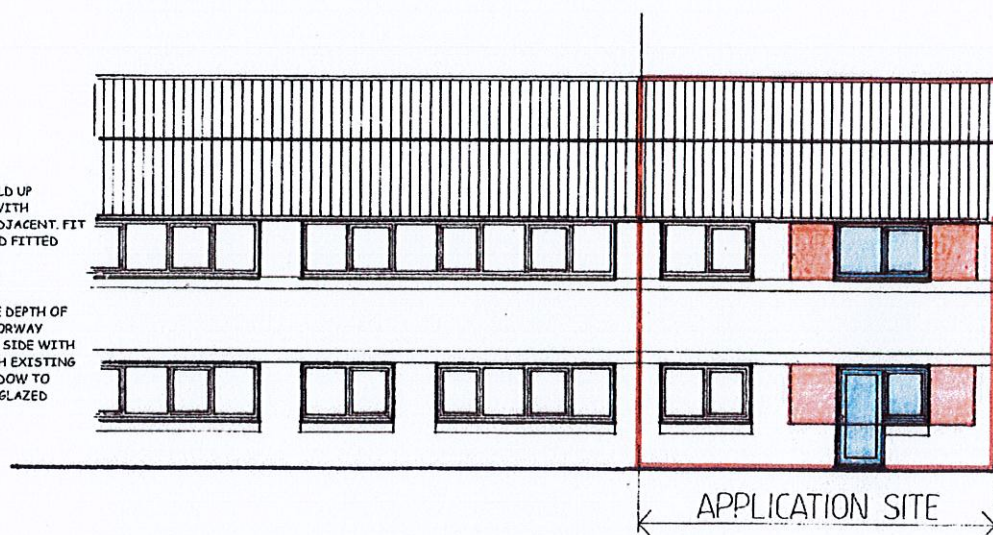
SCALE 1:100



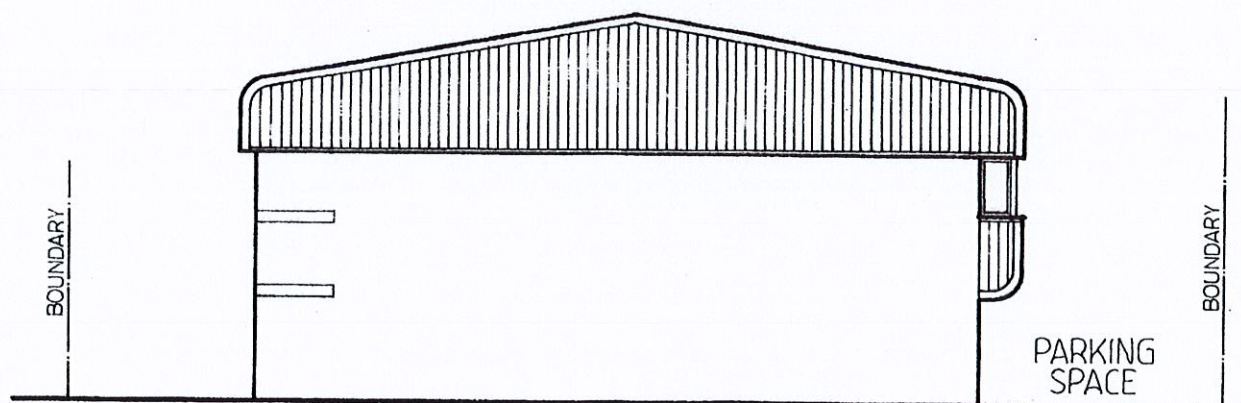
SOUTH ELEVATION AS PROPOSED

REMOVE EXISTING WINDOW AND PARTLY BUILD UP
OPENING TO EACH SIDE WITH CAVITY WALL WITH
EXTERNAL SIDE TO MATCH EXISTING WALL. ADJACENT. FIT
NEW UPVC WINDOW TO MATCH EXISTING AND FITTED
WITH DOUBLE GLAZED UNITS

REMOVE EXISTING WINDOW AND REDUCE THE DEPTH OF
ONE SECTION OF OPENING AS SHOWN AS DOORWAY
OPENING. PARTLY BUILD UP OPENING TO EACH SIDE WITH
CAVITY WALL WITH EXTERNAL SIDE TO MATCH EXISTING
WALL. ADJACENT. FIT NEW UPVC DOOR & WINDOW TO
MATCH EXISTING AND FITTED WITH DOUBLE GLAZED
UNITS



NORTH ELEVATION AS PROPOSED



WEST ELEVATION AS PROPOSED

24.11.4



LOCATION PLAN 1:500



0 m 5 10 15 20 25 30 m

Ground Scale: 1:500
Bottom Left: 326021 676096 Top Right: 326153 676230
Center: 326087 676164
Area: 132m x 132m

CHANGE OF USE TO FORM 2NO. FLATS FROM OFFICES (CLASS 4)
17 A. GRAHAM STREET
P. CRAIG

24.11.4