



BORLANDS, 7, CROALL PLACE
EDINBURGH EH7 4LT



NONE



NONE

EPC
RATING

A

COUNCIL
TAX BAND

NONE



Occupying a prominent position on bustling Leith Walk, this traditional ground-floor commercial property offers an exciting opportunity for retailers, service providers, investors, or developers. Forming part of a handsome sandstone tenement, it benefits from direct pavement access, a wide glazed frontage, and excellent exposure to passing pedestrian, tram, and road traffic.

The ground-floor accommodation extends to approximately 47.4 square metres (510 square feet) and is currently configured as a spacious front shop with extensive display and counter space. A central hall leads to a separate WC and a naturally illuminated rear store/workshop, offering useful operational flexibility.

A significant addition is the extensive basement, which comprises two rooms, a separate storage area, a fireplace, and a window overlooking the rear garden. Although requiring extensive renovation, this substantial lower level offers considerable scope for storage, workshop use, or possible redevelopment, subject to all necessary consents.

FEATURES

- Traditional ground-floor commercial premises
- Prominent position directly on Leith Walk
- Wide, highly visible glazed shopfront
- Ground floor extending to approximately 47.4m²
- Spacious front retail area
- Separate rear store/workshop
- Extensive basement requiring full renovation
- Two basement rooms, storage area, and fireplace
- Basement window overlooking the rear garden
- Excellent pedestrian, tram, and road exposure
- Potential residential conversion, subject to consents





Leith Walk is one of Edinburgh's busiest and most distinctive commercial thoroughfares, connecting the city centre with Leith and its historic waterfront. Unlike many traditional high streets, it has retained an impressive concentration of shops, cafés, restaurants, bars, and independent businesses. This thriving commercial environment, combined with the exceptionally dense surrounding residential population, provides a substantial local customer base and strong passing footfall. Regular buses and trams run directly along Leith Walk, offering convenient links to the city centre, Edinburgh Airport, and Newhaven. The tram route also places the property on a key visitor corridor leading to Leith's waterfront and the Royal Yacht Britannia, helping to attract additional tourist traffic.

The property may offer potential for conversion to residential accommodation. Any change of use or alterations would be subject to planning permission, building warrants, and all other necessary consents.

Extras: The property is sold as seen.







Leith, Edinburgh

Leith Walk is the main route into Leith, Edinburgh's creative and bohemian quarter. Historic Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

