



FOR SALE – 14 COATES CRESCENT

Edinburgh, EH3

A SUBSTANTIAL GEORGIAN TOWNHOUSE SET OVER FIVE FLOORS WITH PARKING

An exceptional opportunity for change of use/redevelopment potential subject to planning.

THE OPPORTUNITY

- Elegant and substantial Georgian townhouse with traditional stone façade
- Prime West End address in one of Edinburgh's most prestigious and well-connected districts
- Extending to approx. 4,514 sq ft NIA (419 sq m) and 6,902 sq ft GIA (641.40 sq m) across four floors plus basement
 - Includes three private car parking spaces
- Rare opportunity for redevelopment across a range of potential uses (subject to planning consent)
 - Category A listed, showcasing outstanding historic architectural detail
- Currently designated Class 4 (Business) use, with potential for alternative uses including residential or serviced apartment accommodation
 - The property offers potential to acquire part of the building as an upper townhouse, subject to the necessary agreement

THE PROPOSAL

Offers are invited for the Heritable Interest (Scottish equivalent of English Freehold)



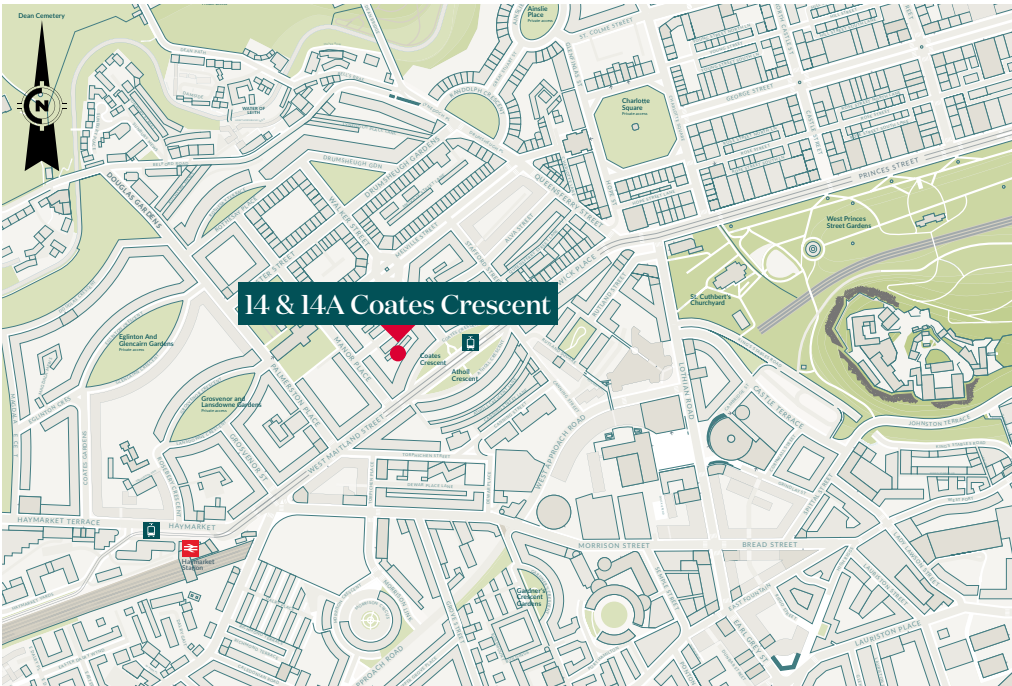
LOCATION

Situated in the heart of Edinburgh’s highly desirable West End, 14 Coates Crescent occupies a prime position on a street renowned for its elegant Georgian architecture and dynamic mix of uses. Attractive period townhouses characterise the surrounding area, many of which have been successfully redeveloped into stylish offices, luxury family homes and apartments, and boutique hospitality venues, underlining its proven potential for high-quality conversion.

Just a short walk from Princes Street and the city centre, the West End offers an exceptional blend of cultural, commercial, and lifestyle amenities. The immediate vicinity is home to a range of well-established occupiers, including Caffè Nero, Black Sheep Coffee, Paper Tiger, Sainsbury’s, and several embassies, reflecting the area’s enduring appeal to both local and international audiences.

Connectivity is a key strength of the location. The West End tram stop lies directly across the street, offering fast and direct links to Edinburgh Airport, while Haymarket Station is just a five-minute walk away, providing mainline rail access across Scotland and beyond. Multiple bus routes also serve the area, ensuring excellent city-wide reach.

The wider West End continues to see significant investment, with new commercial, hospitality, and leisure offerings enhancing the neighbourhood’s vibrancy. As a result, Coates Crescent represents a particularly compelling opportunity for developers and investors seeking to deliver a premium scheme in one of Edinburgh’s most established and well-connected districts.



DESCRIPTION

Positioned in the heart of Edinburgh’s prestigious West End, 14 & 14A Coates Crescent offers a rare chance to acquire a magnificent Category A listed Georgian townhouse of exceptional character and scale. Arranged over basement, ground, first, second, and attic floors, the property extends to an impressive overall footprint.

This elegant building retains many original period features, including ornate cornicing, grand sash windows, and a spectacular central cupola that floods the stairwell with natural light. Rear-facing rooms on the upper floors enjoy panoramic views across the city to the Firth of Forth, while front-facing rooms overlook Edinburgh Castle and the Crescent, an inspiring outlook for a range of future uses.



Currently configured as a self-contained office, the property comprises a series of spacious, well-proportioned rooms across all levels. Its generous layout and flexibility provide excellent scope for reconfiguration into luxury residential accommodation, boutique apartments, or high-end hospitality use (subject to the necessary consents), presenting an outstanding opportunity for developers and investors.

Additional features include male and female WCs and tea prep areas on each level, full central heating, and the rare benefit of three private car parking spaces.

Located in one of Edinburgh’s most desirable and well-connected districts, 14 & 14A Coates Crescent represents a unique and highly attractive development prospect in a prime city centre location.

GENERAL INFORMATION

Rateable Value: The Rateable Value for the property is currently £75,200. All parties should make their own enquiries to the joint valuation board.

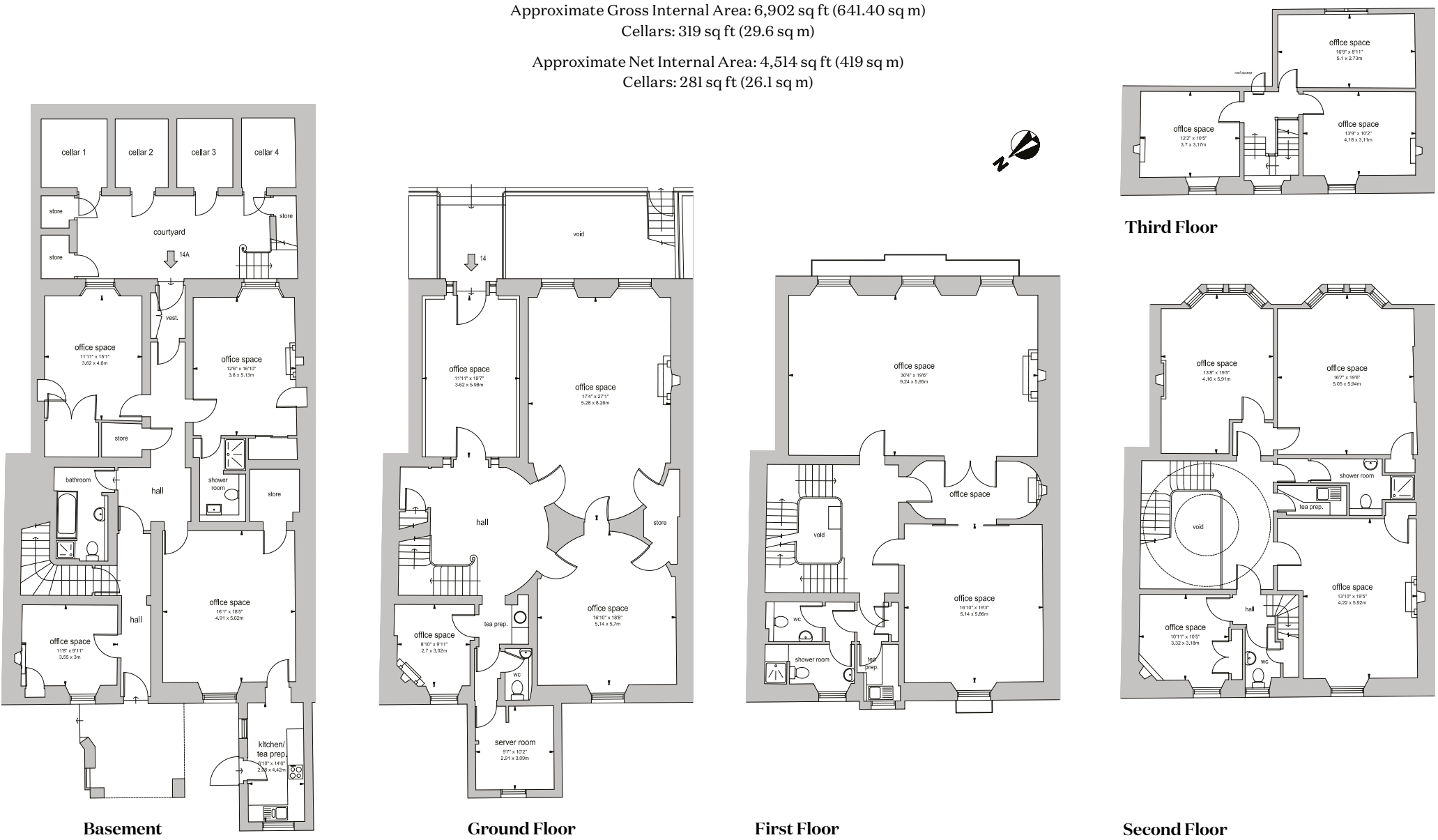
EPC: EPC certificate available upon request from the selling agents.

Viewing: Viewings can be arranged via the selling agents.

VAT: The property is elected for VAT.

Entry: Immediate entry is available upon completion of missives.

Legal Costs: Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

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