

FOR SALE

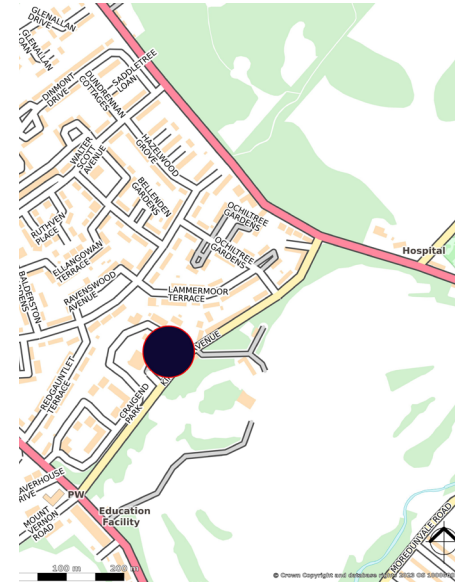
RESIDENTIAL DEVELOPMENT OPPORTUNITY (WITH PLANNING)

**GRAHAM
SIBBALD**



70 Kingston Avenue, Liberton, Edinburgh, EH16 5SW

- Desirable, Established and Secluded Setting
- Planning Permission Granted for 2 x Detached Family Homes
- Planning Ref: 21/02753/FUL
- Guide Price £285,000



LOCATION

The site is located in the former grounds of the striking 'A' Listed Kingston House which dates back to 1869. Kingston House has since been sympathetically converted into private residential apartments along with the original charming Coach House. The balance of the original grounds consists of a mix of private family homes characterised by high stone boundary walls and mature trees.

Kingston Avenue is located in Liberton, a desirable suburb just 4 miles south of Edinburgh City Centre. The site more specifically is strategically located on the North side off Kingston Avenue benefitting from excellent transport links to and from the city centre via Gilmerton Road or the A7. The plots are accessed via a private road.

Directly opposite the entrance is the popular Liberton Golf Club whilst the Edinburgh Royal Infirmary is a short distance to the south east.

The exact location is highlighted on the location map.

DESCRIPTION

The site comprises a parade of former lock up garages / workshops within an established, secluded and peaceful setting.

As well as the development plots, there is an additional land which can accommodate visitor parking and bin stores.

There are currently discussions taking place between neighboring residents to mutually upgrade and enhance the pedestrian access to Kingston Avenue to improve the wider amenity.

PLANNING

Detailed planning permission was granted by the City of Edinburgh Councils planning department on

26th October 2021 for the demolition of the existing deteriorated garages and subsequent replacement with 2 detached dwelling houses, including associated landscaping.

A copy of the decision notice and supporting documents can be viewed on The Councils planning portal using the following reference: 21/02753/FUL

ACCOMMODATION

Each of the dwellings has an overall gross floor area of 138.5 sqm (1,490 sqft) arranged over two levels. Modern open plan living provision are provided on the ground floor level with three bedrooms (Master with en-suite) and sanitary facilities provided to the upper level.

The overall design of the houses have been developed to create modern family accommodation to meet the needs of modern lifestyle and benefits from private and enclosed garden / amenity space to the rear supplemented by areas of established woodland / landscaped areas within the overall site boundary.

PRICE / OFFERS

Offer over £285,000 are invited for the heritable interest (Freehold) with the benefit of planning permission.

Clean unconditional offers not suspensive on obtaining building warrants with an early date of entry will be considered favourably.

VIEWINGS

Interest parties should contact the sole selling agents to arrange a viewing.

LEGAL COSTS

Each party to bear their own legal costs. The purchaser will be responsible for registration dues and LBTT incurred.

DATE OF ENTRY

By mutual arrangement.

To arrange a viewing please contact:



Ross Wilson

Partner

ross.wilson@g-s.co.uk

07803 896939



Murdo McAndrew

Chartered Surveyor

murdo.mcandrew@g-s.co.uk

07799 159665

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2023

