

**FOR SALE**

MEDICAL CENTRE / OFFICE / DEVELOPMENT (STP)

**GRAHAM  
SIBBALD**



## 30 Roseburn Place, Edinburgh, EH12 5NX

- Purpose built medical practice
- Balanced mix of open plan and cellular accommodation over two internally connected floors
- Desirable mixed use location
- Close proximity to City Centre with excellent transport connectivity
- Secure onsite parking
- Potential alternative uses subject to planning
- Extends to NIA of: 6064 sqft / 563 sqm



## SITUATION

30 Roseburn Place is strategically located in the affluent and sought after Murrayfield / Roseburn district of Edinburgh which is situated less than 1 mile west of Edinburgh's prestigious West End. With it's leafy streets and Victorian Architecture, the area is well served by public transport. The A8 Corstorphine Road which is a 2 minute walk away provides the main road link with buses to and from the City Centre and west to Glasgow. Haymarket train station is a brisk 15 minute walk to the east and Murrayfield Stadium tram stop is less than a 5 minute walk which connects the City Centre and Edinburgh Airport.

Immediately neighbouring the subjects is Roseburn Park which offers features such as cricket, football pitches and a playpark together with a riverside walk / cycling lane. The national rugby stadium and ice rink lie adjacent to the park. The Water of Leith bounds the subjects northern boundary with retirement flats to the east.

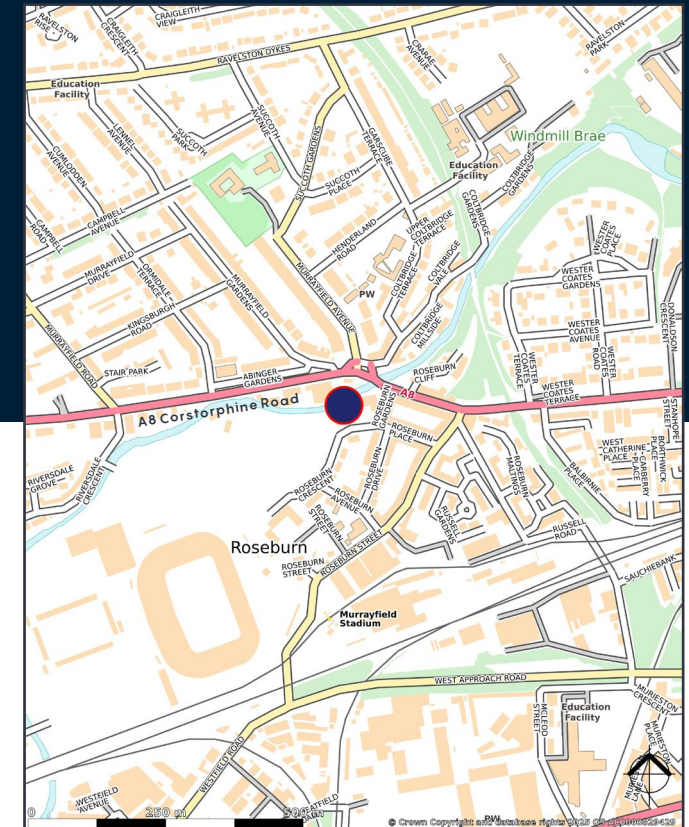
Nearby occupiers include, private residential dwellings, retirement living, Aston Martin/ Rolls Royce Dealership & Murrayfield Stadium. The nearby main thoroughfare of Roseburn Terrace is home to a variety of local businesses to include cafes, restaurants and shops together with national occupier representation with a Tesco Express.

The exact location is highlighted on the plan below.

## DESCRIPTION

30 Roseburn Place was specifically design and built by the current proprietor in the early 90's for its existing use as a chiropractic practice. Internally, the property offers a complimentary mix of open plan and cellular accommodation. Both floors benefit from their own self-contained access points but remain interconnected internally via the rear stairwell. Entry to the ground floor practice is via double glass doors which lead directly to a welcoming and bright reception area. The ground floor is currently arranged to provide approximately 10 private consultation / treatment rooms together with an X-ray room.

The first floor is accessed via a featured spiral staircase encapsulated by glass brick detailing and is predominately open plan with high levels of natural daylight due to the large cupola which runs along the majority of roof.





The property has secure private parking for 7 or 8 cars at the front and mature established tree/shrub borders to both the east and west boundaries with hardstanding ground to the rear which overlooks the tranquil Water of Leith.

**DEVELOPMENT PROPOSALS**

Initial high level feasibility plans were prepared which illustrate a variety of alternative use proposals subject to the necessary consents being obtained. A copy of the feasibility report can be shared with serious interested parties upon request.

Whilst the SEPA flood plans continue to show the site as being at risk of flooding, the recently completed Water of Leith flood prevention scheme involved the construction of flood defences along a 1.2 km stretch of the river at Murrayfield. This project was designed to protect over 400 homes and commercial properties from a one-in-200-year flood standard. The scheme includes reinforced concrete piled retaining walls, embedded steel sheet pile foundations, and the enhancement of the river flow regime through the demolition and replacement of bridges.

We are of the opinion that the site may lend itself to redevelopment subject to the necessary statutory consents being obtained particularly given neighbouring and nearby developments.

**ACCOMMODATION**

Floor	SQ.FT	SQ.M
Ground	3,061	284
First	3,003	279
Total	6,064	563

The building sits on a site that extends to 971 sqm (0.22 acre)



## RATEABLE VALUE

According to the Scottish Assessors website, the property has a combined rateable value of £50,100 with rates payable in the region of £25,000 per annum excluding water and sewage which are levied separately.

## PRICING

Offers over **£750,000** (reflecting a low cap val of £116 sqft) exclusive of VAT are invited for the heritable interest (freehold) with vacant possession.

Clean bids for the existing use are preferred but offers subject to planning may be considered.

## EPC

The property has an EPC rating of C45 with potential rating of B25.

## VAT

The property may be subject to VAT at the prevailing rate.

## FURTHER INFORMATION & VIEWING

Strictly via the sole selling agents Messrs Graham + Sibbald.

For any queries or to arrange a viewing, please contact —



**Murdo McAndrew**

07799 159 665

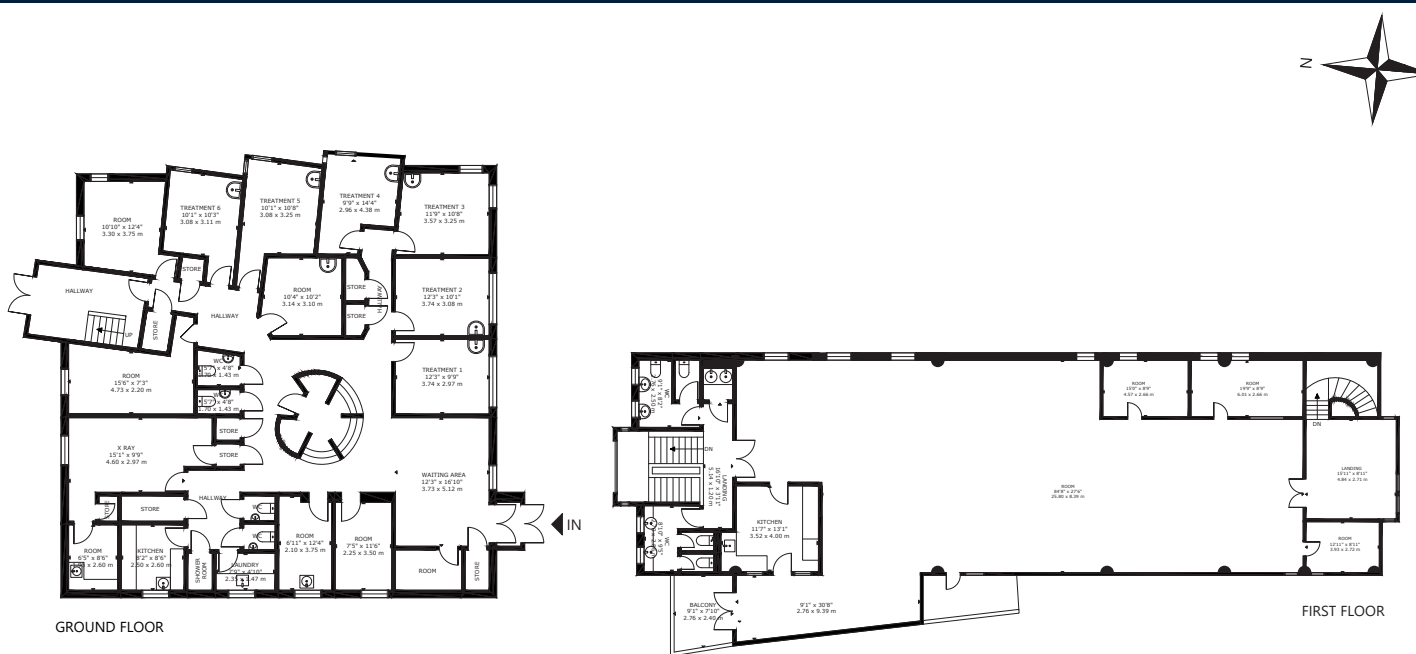
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30 ROSEBURN PLACE, EDINBURGH EH12 5NX  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 6,064 SQ FT / 563 SQ M  
BALCONY 71 SQ FT / 6.62 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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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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