

FOR SALE

DEVELOPMENT OPPORTUNITY

Rarely available freehold opportunity
within the highly desirable Leith district
of Edinburgh

Inviting offers over £650,000

Category B listed Georgian Townhouse

Suitable for residential conversion,
subject to the necessary planning
consents

Premises extend to 339.50 sqm (3,654
sqft)

Situated within close proximity to
exceptional bus routes, Balfour Street
tram stop & Edinburgh Waverley Train
Station



WHAT 3 WORDS



26 PILRIG STREET, EDINBURGH, EH6 5AJ

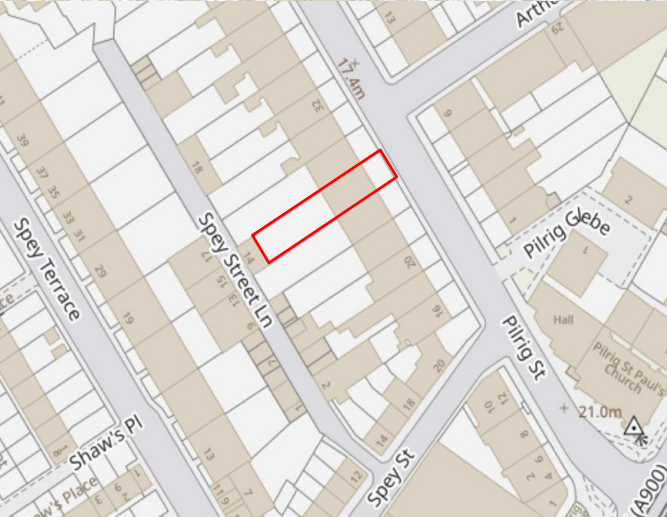
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Location

26 PILRIG STREET, EDINBURGH, EH6 5AJ



Location

Situated on the west side of Pilrig Street, this property occupies a prominent position within a well-established block bounded by Spey Street to the south and Dryden Road to the north, in the vibrant Leith district of Edinburgh. Located approximately one mile to the north-east of the city centre, the area is renowned for its mix of character properties, guest houses, bed and breakfast establishments, and residential dwellings, making it an attractive and dynamic neighbourhood.

Pilrig Street and the surrounding area are exceptionally well-served by public transport, with numerous bus routes operating along nearby Leith Walk, providing frequent and direct connections across the city and surrounding districts. Furthermore, the recent Edinburgh Tram extension to Newhaven has significantly enhanced local transport infrastructure, offering seamless and convenient travel options for residents, visitors, and commuters alike.

The Leith district continues to grow in popularity, combining cultural heritage with modern living. Its popularity with both tourists and professionals is driven by its proximity to central Edinburgh, excellent amenities, and growing hospitality scene. The area supports strong residential demand and is within walking distance of green spaces, schools, cafés, and key city attractions, making it an ideal setting for both investment and development.

**Rare Development Opportunity
in North East Edinburgh**



GOOGLE MAPS



Description

26 PILRIG STREET, EDINBURGH, EH6 5AJ



Description

The subject property comprises a mid-terraced Category B listed townhouse, arranged over the ground, first, attic, and lower ground floors. Constructed from polished sandstone and externally pointed, the building sits beneath a traditional pitched and slated roof, and retains a wealth of original Georgian features.

Internally and externally, the property showcases period detailing that enhances its overall character, offering a rare opportunity to blend heritage charm with modern use. The subjects also benefit from private garden grounds to both the front and rear, providing valuable outdoor space in a highly desirable urban setting. This is an outstanding development prospect, suitable for residential conversion or a variety of commercial uses, subject to securing the appropriate planning consents.

Accommodation

Gross Internal Area	m ²	ft ²
Ground Floor	90.30	972
First Floor	89.70	966
Second Floor	68.20	734
Lower Ground Floor	91.30	982
TOTAL	339.50	3,654

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Price

Offers over £650,000 are invited for the freehold interest.

Rateable Value

The subjects are currently separately assessed. The current rateable value is £18,000 which results in rates payable of up to £8,068.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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